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REPORT

April 2021

TOWN OF
Rockport
MASSACHUSETTS

-DRAFT- Public Boat Fueling Site
Assessment



TABLE OF CONTENTS

	Page
EXECUTIVE SUMMARY	ES-1
TABLE OF CONTENTS	i
LIST OF FIGURES	ii
LIST OF APPENDICES	iii
 1.0 PROJECT BACKGROUND AND LOCATIONS EVALUATED	 1-1
1.1 Project Background	1-1
1.2 Locations Evaluated	1-1
1.2.1 Main Harbor	1-1
1.2.2 Old Harbor	1-2
1.2.3 Pigeon Cove	1-2
1.2.4 Granite Pier	1-3
 2.0 SITE EVALUATIONS	 2-1
2.1 Evaluation Criteria	2-1
2.1.1 Site History and Community Significance	2-1
2.1.2 Zoning Regulations and Considerations	2-1
2.1.3 Environmental Impacts	2-1
2.1.4 Access to Utilities	2-1
2.1.5 Permitting	2-1
2.1.6 Accessibility from Water	2-1
2.1.7 Accessibility from Land	2-2
2.1.8 Impacts on Existing Operations	2-2
2.1.9 Flood Zone	2-2
2.1.10 Suitability for Construction	2-2
2.2 Evaluation Summary	2-3
2.3 Evaluation Conclusions	2-3

LIST OF FIGURES

Figure 1A	Site Analysis Aerial – Bradley Wharf
Figure 1B	Site Analysis Aerial – T-Wharf
Figure 2	Site Analysis Aerial – Old Harbor
Figure 3	Site Analysis Aerial – Pigeon Cove
Figure 4	Site Analysis Aerial – Granite Pier

LIST OF APPENDICES

Appendix A	Main Harbor – Additional Information
Maps	1-8
Accessor Map & Cards	9-24
Appendix B	Old Harbor – Additional Information
Maps	1-8
Accessor Map & Cards	9-24
Appendix C	Pigeon Cove – Additional Information
Maps	1-7
Accessor Map & Cards	8-37
Appendix D	Granite Pier – Additional Information
Maps	1-7
Accessor Map & Cards	8-15
Appendix E	Army Corps of Engineers Report Excerpt

EXECUTIVE SUMMARY

Weston & Sampson (W&S), on behalf of the Town of Rockport, MA, performed site assessments at four locations in Town regarding the suitability of a public boat fueling system. The potential boat fueling system is assumed to include a split UL-2085 aboveground gasoline/diesel tank, dispenser, fuel management system, tank monitoring system, and fuel piping. The locations reviewed during this assessment included Main Harbor, Old Harbor, Granite Pier, and Pigeon Cove.

In order to evaluate the suitability of a public boat fueling system at each location, W&S identified ten categories on which to evaluate each cove/harbor mentioned above. The ten evaluation categories were as follows:

1. Site History and Community Significance
2. Zoning Regulations and Considerations
3. Environmental Impacts
4. Access to Utilities
5. Permitting
6. Accessibility from Water
7. Accessibility from Land
8. Impacts on Existing Operations
9. Flood Zone
10. Suitability for Construction

A score (1-5) was given for every one of the categories above as they relate to each location. These scores were determined after reviewing items such as Town zoning bylaws and ordinances, FEMA flood maps, general parcel layouts, site elevations, aerial photographs, and applicable regulations, such as the Massachusetts Comprehensive State Fire Code. W&S also visited each location by land and by boat in order to identify any additional constraints, challenges, or benefits to locating a public boat fueling system at each site.

After completing the scoring for each location, it was determined that Granite Pier is the most viable site for a public boat fueling system. Among other positive features, the site allows for the greatest accessibility from a tank refilling and boat accessibility standpoint. The site also offers the greatest amount of open space available for locating an aboveground fuel tank while minimizing the impact to views and important community space. Further analysis and details are provided in the subsequent sections of this report.

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1.0 PROJECT BACKGROUND AND LOCATIONS EVALUATED

1.1 Project Background

Weston & Sampson was hired by the Rockport Harbor Advisory Committee to assess four locations in Town for the suitability of a public boat fueling facility. It is our understanding that there are more than 300 boats currently stored at Rockport Harbors, with roughly 270 boats having no ready access to fuel. Existing boat fueling options include the Pigeon Cove diesel fueling station (Coop members only), fueling by tanker truck, fueling trailered boats at the Department of Public Works Facility (Town boats only), carrying small fuel containers to the boats, or traveling to fueling facilities in Gloucester or Newburyport (expending fuel to purchase fuel). There is currently no option available to visiting boats for refueling in the Town of Rockport.

It is also our understanding that the Army Corps of Engineers completed projects at Rockport Harbor, Old Harbor, and Pigeon Cove under several conditions outlined in the project report (see excerpt in Appendix E). One of these conditions required that local interests “provide, maintain and operate without cost to the United States, an adequate public landing with provisions for the sale of motor fuel, lubricants and portable water open and available to the use for all on equal terms.”

1.2 Locations Evaluated

The four locations that were evaluated for public boat fueling suitability are Main Harbor, Old Harbor, Pigeon Cove, and Granite Pier. The following sections describe the characteristics of each location.

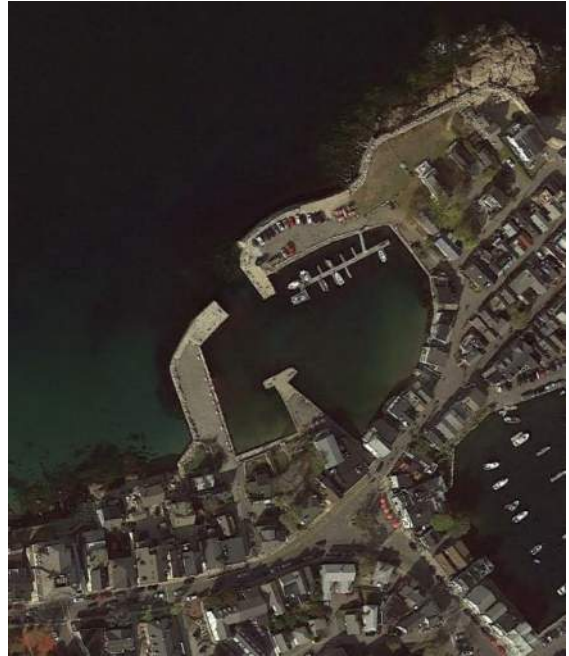
1.2.1 Main Harbor



Main Harbor is the southernmost location evaluated during the study. It is home to T-Wharf, Tuna Wharf, Motif #1, the Sandy Bay Yacht Club, the Harbormaster's office, and it is located adjacent to many small businesses. It is one of Rockport's busiest harbors when considering traffic from boats, vehicles, and pedestrians. A Town float is located on T-Wharf for pleasure boats to tie up for no more than 15 minutes. T-Wharf also has more than 50 parking spaces along its length with a turnaround area at the end. The harbor is protected by a breakwater at its northeastern entrance, and more than 100 boats can be stored within its limits depending on the season. Roughly three quarters of these boats are commercial. Main Harbor has significance in the art community as Motif #1 on Bradley Wharf is considered to be one of the most painted buildings in America.

1.2.2 Old Harbor

Old Harbor is located just northwest of Main Harbor on the opposite side of Bearskin Neck. It is home to Lumber Wharf, Middle Wharf, and White Wharf. There is a dock for storing more than 20 recreational boats adjacent to White Wharf, and a Town float on the eastern side of the harbor entrance. Stone block walls on White Wharf and Lumber Wharf act as breakwaters for the harbor. There is also parking along White Wharf. The harbor entrance is extremely restrictive, especially at low tide, and the shallow water depth within the harbor at low tide can cause boats to run aground. It is also not uncommon for the harbor to flood up to the street level on Bearskin Neck.



1.2.3 Pigeon Cove



Pigeon Cove is the northernmost location evaluated during the study. It is likely the busiest year-round harbor in Rockport. A large portion of the western side of the cove abuts the defunct Cape Ann Tool Company property. The eastern land around the cove is Town-owned, and space is rented out for commercial fishing storage and operations. More than 50 boats are stored in the cove, with roughly half of these being commercial boats. There is a guest dock at the northernmost point of the cove. In this same area there is a memorial picnic area and parking spots for vehicles or boat storage, depending on the season. An existing aboveground 6,000 gallon diesel fuel tank serves Coop members but is not available for public use. The cove also features a newly constructed breakwater at its southern entrance.

1.2.4 Granite Pier

Granite Pier is located north of Old Harbor and Main Harbor but south of Pigeon Cove. Granite Pier has the most boat storage of any of the evaluated locations. There are approximately 130 boats stored at Granite Pier, with roughly 70 boats stored on land and 60 boats on moorings. The vast majority of these boats are recreational. The cove also has a public boat launch at the northernmost point, floating docks and ramps along the eastern seawall, and areas designated for commercial fishing storage. Land on the eastern side of the cove is all Town-owned, while land on the west side transitions to private property as you travel south along the seawall.



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2.0 SITE EVALUATIONS

In order to evaluate the suitability of each location for a boat fueling system, ten criteria were selected and are described in Section 2.1. A score for each category is given in Table 2.2.1 on a scale from 1 to 5 with 1 being unfavorable and 5 being favorable. Further discussion on the meaning of the scoring scale as it relates specifically to each category is also included in Sections 2.1.1 through 2.1.10.

2.1 Evaluation Criteria

2.1.1 *Site History and Community Significance*

This category relates to any detrimental effects that a fueling system could cause to Rockport community landmarks, or if the history of any particular site could potentially be tarnished. A score of 1 would mean that there is high risk for negatively impacting community landmarks or site history, while a score of 5 means that there is low risk.

2.1.2 *Zoning Regulations and Considerations*

This category relates to any restrictions to the fuel system location due to Rockport Zoning Bylaws. All sites evaluated are Town-owned. The Zoning Bylaw states, "All Town-owned property used for municipal purposes is exempt from the provisions of this by-law." A score of 1 would indicate that meeting zoning requirements would be very difficult, while a score of 5 indicates that zoning requirements can easily be met. The exemption for Town-owned properties allows for no significant difference in score for all evaluated locations.

2.1.3 *Environmental Impacts*

This category relates to any potential impacts to wildlife habitats, plants, water quality, etc. A score of 1 indicates a significant negative impact while a score of 5 indicates no significant impact.

2.1.4 *Access to Utilities*

This category relates to the potential access to utilities such as electricity and water. A score of 1 indicates that significant effort would be required to bring utilities to the site, and a score of 5 indicates that very little effort would be required.

2.1.5 *Permitting*

This category relates to potential permitting challenges, whether they are related to fire code, zoning, conservation, etc. A score of 1 indicates that the permitting challenges will be significant while a score of 5 indicates that few permitting challenges are expected.

2.1.6 *Accessibility from Water*

This category relates to the ability of boats to access the fueling area and navigate the constraints of the harbor. Considerations include water depth, boat moorings, queuing space, accessible docks, turnaround areas, etc. A score of 1 indicates that there is little to no accessibility while a score of 5 indicates that the site is fully accessible.

2.1.7 Accessibility from Land

This category relates to the ability of delivery vehicles to access the fuel tank. Considerations include road width, turnaround areas, obstruction of parking or traffic during deliveries, etc. A score of 1 indicates that there is little to no accessibility while a score of 5 indicates that the site is fully accessible.

2.1.8 Impacts on Existing Operations

This category relates to impacts on commercial loading and unloading activities, storage, boat launching, etc. A score of 1 indicates that there is a significant effect on existing operations, and a score of 5 indicates that there is little to no effect.

2.1.9 Flood Zone

This category relates to the flood risk associated with each location. The base flood elevation and the potential for wave action to affect the tank will dictate the tank support design. Locations with higher base flood elevations relative to the potential elevation of the tank will require additional precautions, as well as areas that are subject to wave action. A score of 1 indicates that there is significant flood zone impact to the tank design, and a score of 5 indicates that there is minimal impact to the tank design.

2.1.10 Suitability for Construction

This category relates to the space available for construction as well as base materials at the site. It also relates to the length of piping necessary, the length of trenching necessary, the ability of the dispenser to sit on solid ground vs. a floating dock, etc. A score of 1 indicates that a site is not suitable for construction while a score of 5 indicates that a site has minimal foreseeable construction challenges.

2.2 Evaluation Summary

Table 2.2.1: Location Evaluation Scoring Summary

Evaluation of Potential Sites				
Criteria	Main Harbor	Old Harbor	Pigeon Cove	Granite Pier
Site History and Community Significance	1	1	2	4
Zoning Regulations and Considerations	3	3	3	3
Environmental Impacts	3	3	3	3
Access to Utilities	3	3	3	3
Permitting	3	3	3	3
Accessibility from Water	2	1	2	4
Accessibility from Land	3	2	3	4
Impacts on Existing Operations	1	3	2	3
Flood Zone	2	2	3	3
Suitability for Construction	1	1	3	4
Total	22	22	27	34

2.3 Evaluation Conclusions

After scoring the criteria for each of the four locations, Granite Pier was shown to be the most viable option for a public boat fueling system. The effect on site history and community significance is expected to be minimal. The most likely location for the fuel tank would be near the south end of the eastern boat and trap storage area (see Figure 4). This area is already utilitarian in nature and abuts the slope to the upper pier, where the risk of negatively affecting ocean views is minimized. It is also our understanding that this piece of the property is not regularly used for public gatherings and does not hold particular sentimental value for the community. This area also has access for fuel deliveries and a significant amount of potentially usable space, as shown in Figure 4. The space available to construct the fuel system at the south end gives Granite Pier a clear advantage over the other locations evaluated.

There are several categories where no locations hold a significant advantage, including Zoning Regulations and Considerations, Access to Utilities, Environmental Impacts, and Permitting. There is no expected difference in zoning restrictions and permitting as all evaluated parcels are Town-owned and not subject to the requirements of the Zoning Bylaw. It appears that all locations have reasonable access to utilities, and this will be further evaluated during the next phase of the project. Similarly, since all possible locations would likely employ a similar fuel system design and proximity to the water, there is little expected difference in permitting required to complete a project at any of the sites. All of the sites

are in developed, high boat traffic areas, so the potential effect of a boat fueling system on the environment is expected to be negligible, regardless of location. The fuel system would be designed with environmental impacts and regulations in mind for any site.

The fuel system will be designed for protection against flooding, as all sites are located within areas subject to flooding. The location along Granite Pier appears to offer one of the highest elevations available among the four assessed locations and has been located such that it is in an AE zone instead of a VE zone that is more susceptible to wave action.

Of all the locations analyzed, Granite Pier would allow for the clearest path for access from water. There are moorings in the vicinity of the fuel system location shown in Figure 4, but its proximity to the cove entrance allows for a simple pull in, back out path when constrained by boats on their moorings. The relative proximity to the entrance would also allow for queuing to form outside the cove without significantly inhibiting other boats entering or exiting the area. The water depth at Granite Pier was determined to be sufficient for pleasure craft and commercial fishing boats based on NOAA nautical charts and a local vessel depth finder.

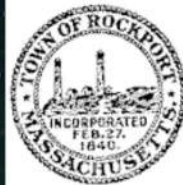
Impacts on existing operations are expected to be manageable given the available space on Granite Pier. The fuel system can likely be placed in a location that allows for fishermen and lobstermen to still access their storage and offload equipment, as necessary.

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Figures



MAIN HARBOR



Rockport Harbor

OPTION DISPLACES LOBSTER
TRAP STORAGE, TARNISHES
VIEW OF LOCAL ATTRACTION

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

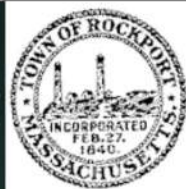
0 50 100 ft

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FIGURE 1A



MAIN HARBOR



- Places
- Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Polling Place
 - Parcels with Orthos Level 3
- Parcels-Other Legal Features
- Private ROW
 - CR
 - Unverified Easement
 - Access Easement
 - Drain Easement
 - Sewer Easement
 - Trail Easement
 - Utility Easement
 - Water Easement
 - Fee
 - ROW Over ROW

OPTION IS IN THE WAY OF TRAFFIC FLOW

GROUND ELEVATION = ~ 8 FT
BASE FLOOD EL = 15 FT
DIFFERENCE BETWEEN FLOOD AND GROUND ELEVATIONS = 7 FT
VE ZONE

OPTION TAKES AWAY PARKING, BREACHES
SETBACK LIMITS, AND WOULD HAVE DISPENSERS
ON SEASONAL FLOATING DOCKS

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 50 100 ft

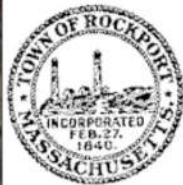
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FIGURE 1B



GROUND ELEVATION = ~ 9 FT
BASE FLOOD EL = 17 FT
DIFFERENCE BETWEEN FLOOD AND GROUND ELEVATIONS = 8 FT
VE ZONE

OLD HARBOR



White Wharf

HARBOR IS TOO SHALLOW FOR
PERMANENT USE OF FUEL SYSTEM

15FT (NFPA)

TANK

Old Harbor

Lumber Wharf

Middle Wharf

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FIGURE 2



LOCATION DISPLACES BOAT STORAGE AND MEMORIAL SITE



OPTION 2
LOCATION DISPLACES PARKING AND BOAT PARKING ALONG DOCK



GROUND ELEVATION = ~ 9 FT
BASE FLOOD EL = 15 FT
DIFFERENCE BETWEEN FLOOD AND GROUND ELEVATIONS = 6 FT
AE ZONE

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GRANITE PIER

ALTERNATIVE SITES
TOO FAR INTO COVE
FOR ADEQUATE
ACCESS, AND ARE IN
AREA OF EELGRASS
STUDY

GROUND ELEVATION = ~ 10 FT
BASE FLOOD EL = 15 FT
DIFFERENCE BETWEEN FLOOD AND GROUND ELEVATIONS = 5 FT
AE ZONE

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OPTION 1

UNDERGROUND
PIPING

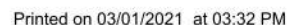
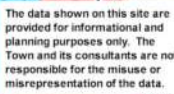
DISPENSER

Granite Pier

TANK
15 FT (NPPA)

APPENDIX A

Main Harbor – Additional Information





- Topo General - COLOR
- 0-20
 - 20-40
 - 40-60
 - 60-80
 - 80-100
 - 100-120
 - 120-140
 - 140-160
 - 160-180
 - 180-200
 - >200
 - Interval Contour
- Places
- Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Polling Place
 - Buildings
- MA Highways
- Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Commuter Rail Stations
- Bridges
 - Commuter Rail
 - Open Water
- Streams from Flyover (201)
- Recreation Areas
- Railroad
- Three Nautical Mile Line



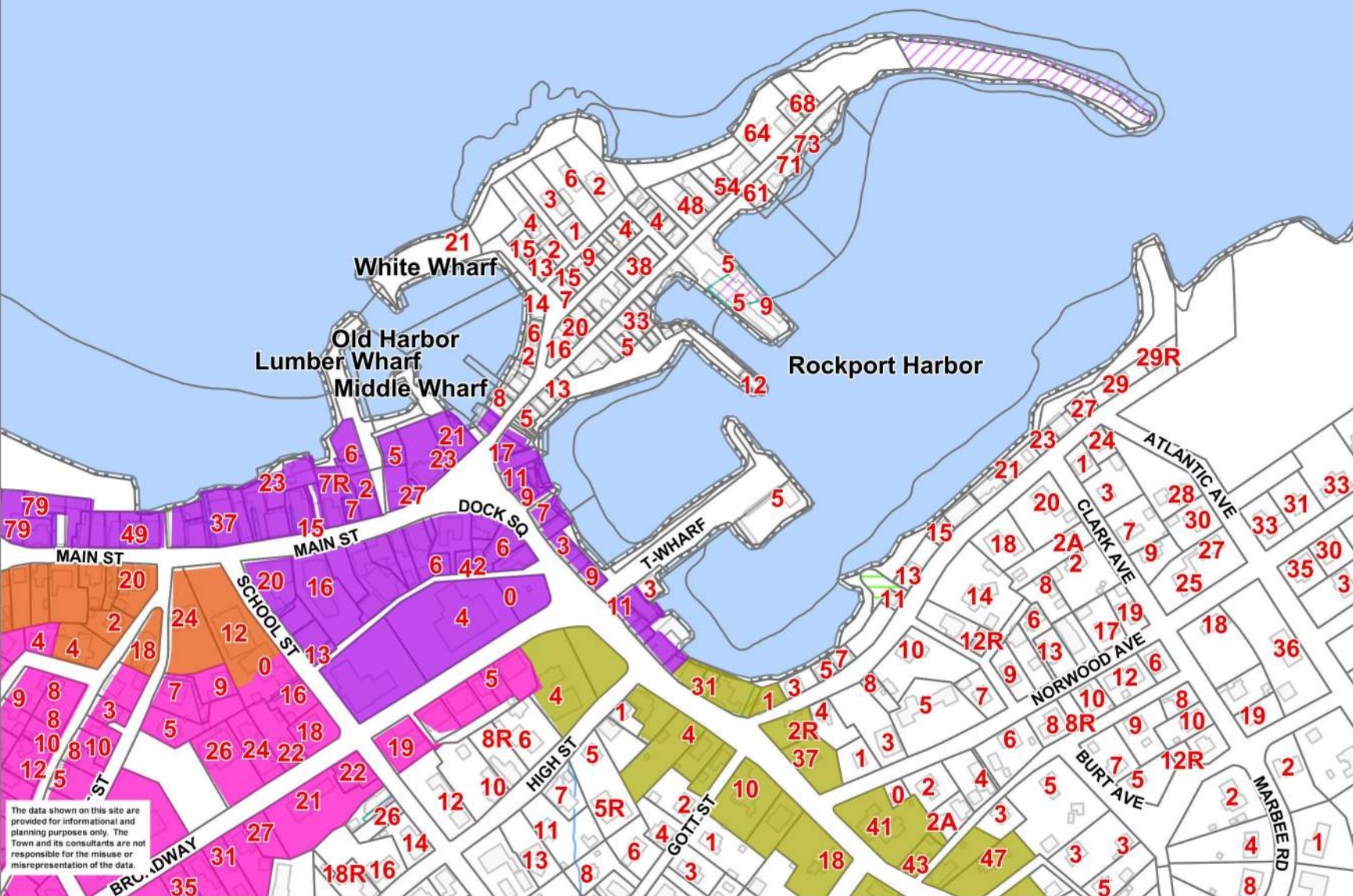
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- Broadway District
- Downtown District
- Main Street District
- South Street District
- Buildings
- Parcels Level 3
- Parcels-Other Legal Feature
 - Private ROW
 - CR
 - Unverified Easement
 - Access Easement
 - Drain Easement
 - Sewer Easement
 - Trail Easement
 - Utility Easement
 - Water Easement
 - Fee
 - ROW Over ROW
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Commuter Rail Stations
- Bridges
- Commuter Rail
- Open Water
- Streams from Flyover (201
- Recreation Areas
- Railroad
- Three Nautical Mile Line

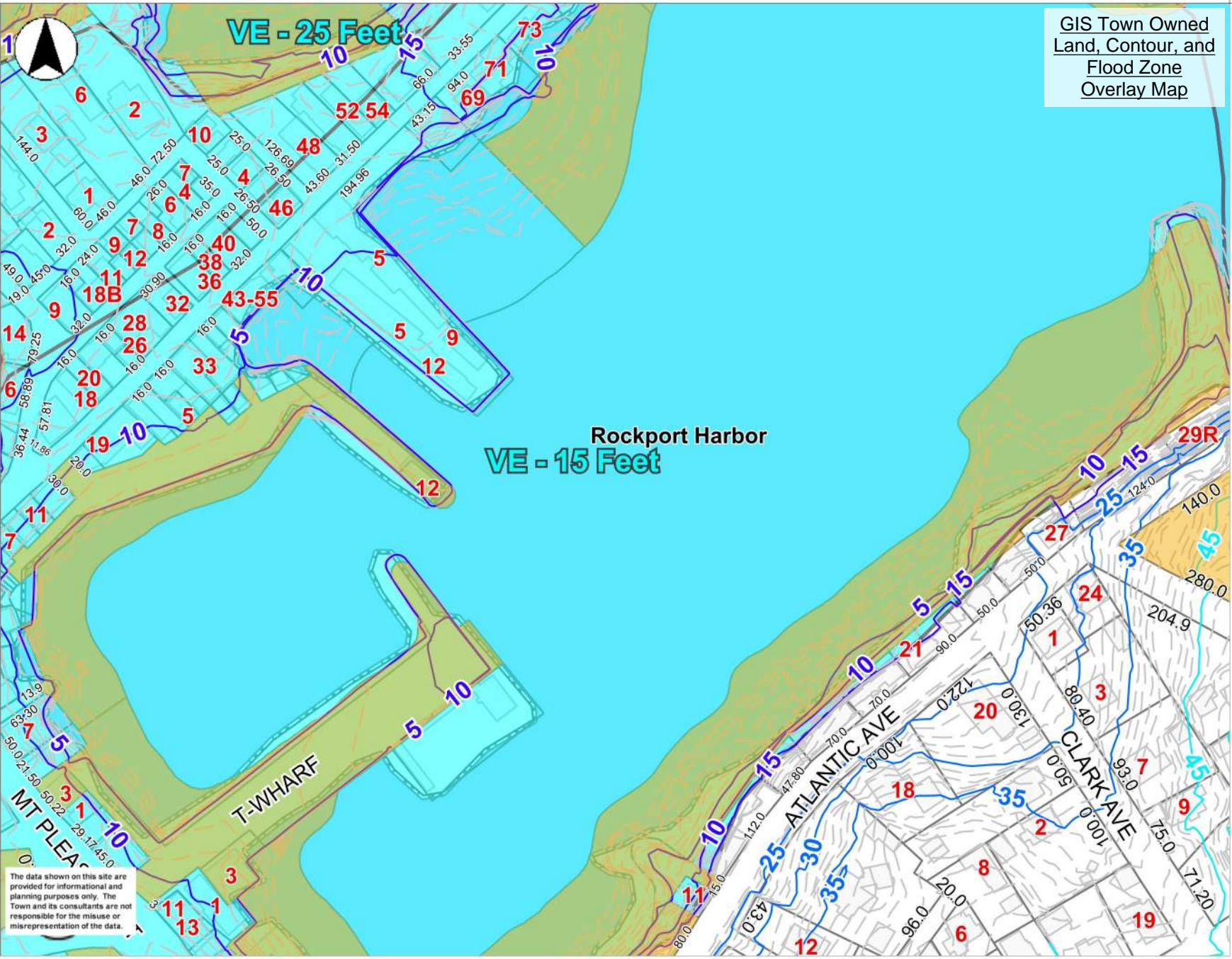


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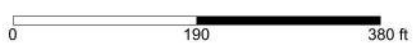


GIS Town Owned Land, Contour, and Flood Zone Overlay Map

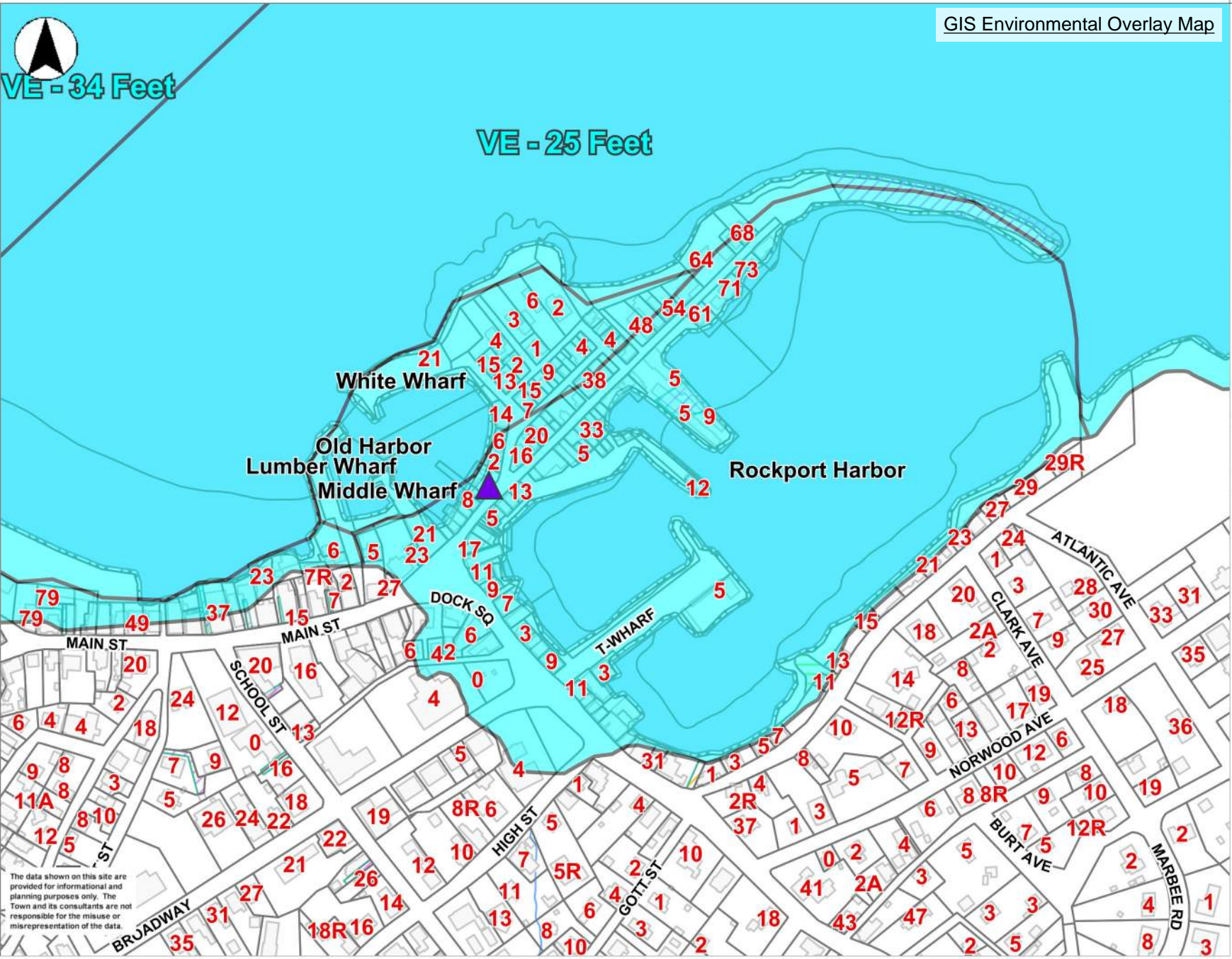
- Town Owned Land
- Topo General - COLOR
 - 0-20
 - 20-40
 - 40-60
 - 60-80
 - 80-100
 - 100-120
 - 120-140
 - 140-160
 - 160-180
 - 180-200
 - >200
 - Interval Contour
 - MA FEMA National Flood Hazard Zones
 - Flood Zones
 - X - Areas of Minimal Flood Hazard
 - Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Polling Place
 - Buildings
 - Parcels Level 3
 - MA Highways
 - Interstate
 - US Highway
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VE - 34 Feet



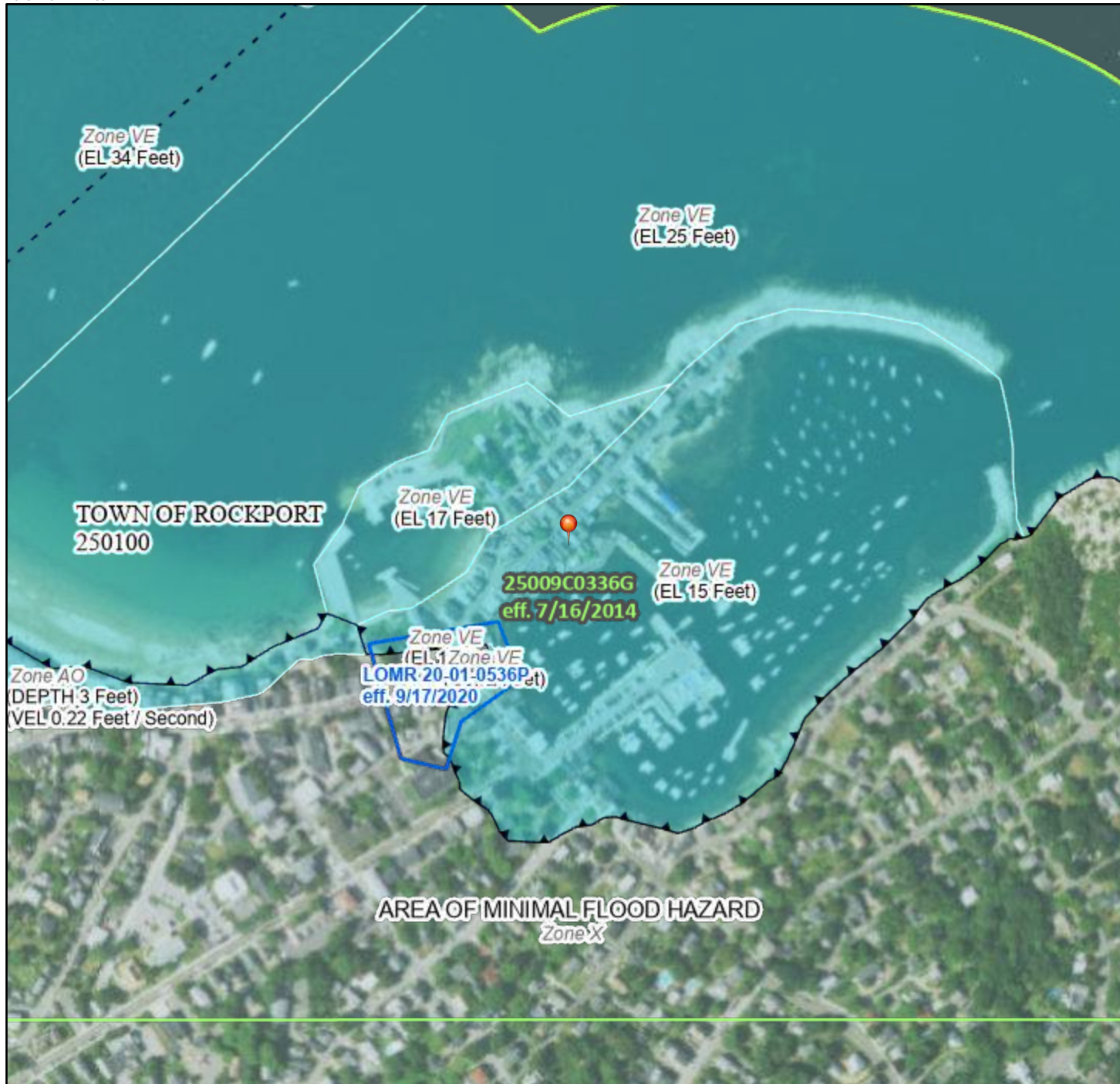
- 21E Sites
- AUL Sites
- Watersheds
- MA FEMA National Flood Zones
- X - Areas of Minimal Buildings
- Parcels Level 3
- Parcels-Other Legal Features
 - Private ROW
 - CR
 - Unverified Easement
 - Access Easement
 - Drain Easement
 - Sewer Easement
 - Trail Easement
 - Utility Easement
 - Water Easement
 - Fee
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National Flood Hazard Layer FIRMette



70°37'16"W 42°39'47"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°36'38"W 42°39'21"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/2/2021 at 3:11 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Town Assessor Map

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's maps dated 1956 to 2008 and maintained by the Town of Rockport Assessor's Office. Subsequent maintenance has been completed using the Town of Rockport Geographic Information System (GIS). Parcels have not been created from survey, and this map is suitable for assessing purposes only.
The Town of Rockport assumes no legal responsibility for the information shown on this map.



Property Location: 3 T WHARF

Account #

MAP ID: 36/ / 32/ /

Bldg Name:

Vision ID: 4195

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				<div>126 ROCKPORT, MA</div> <div>VISION</div>							
TOWN OF ROCKPORT HARBOR DEPT 34 BROADWAY ROCKPORT, MA 01966 Additional Owners:		1 Level		1 All Public		1 Paved		1 Urban		Description		Code						Appraised Value		Assessed Value	
										EXEMPT		9030						284,600		284,600	
										EXM LAND		9030						1,227,000		1,227,000	
SUPPLEMENTAL DATA																					
Other ID: 00036 00000 00032 Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_894059_3066087										B ASSOC PID#											
Total										1,511,600						1,511,600					

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																			
TOWN OF ROCKPORT												0						Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value	
																		2020		9030		282,000		2019		9030		269,000		2018		9030		269,000	
																		2020		9030		852,100		2019		9030		852,100		2018		9030		745,600	
Total:												1,134,100		Total:		1,121,100		Total:		1,014,600															

EXEMPTIONS				OTHER ASSESSMENTS										<div>This signature acknowledges a visit by a Data Collector or Assessor</div> <div>APPRAISED VALUE SUMMARY</div> <div>Appraised Bldg. Value (Card)284,600</div> <div>Appraised XF (B) Value (Bldg)0</div> <div>Appraised OB (L) Value (Bldg)0</div> <div>Appraised Land Value (Bldg)1,227,000</div> <div>Special Land Value0</div> <div>Total Appraised Parcel Value1,511,600</div> <div>Valuation Method:C</div> <div>Adjustment:0</div> <div>Net Total Appraised Parcel Value1,511,600</div>													
Year		Type		Description		Amount		Code		Description		Number												Amount		Comm. Int.	
Total:																											

ASSESSING NEIGHBORHOOD																	
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch			
0001/A																	

NOTES									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY																			
Permit ID		Issue Date		Type		Description		Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type		IS		ID		Cd.		Purpose/Result	
9201		11/20/2015		RS		Residential		49,353		02/14/2002		0				REPAIR MASONRY AND		06/12/2006						MM		00		Measur+Listed	
3731		10/04/2001		RE		Remodel		372,689				0				CONVERT FIRE STA		02/14/2002						PD		01		Measure, Card Left	
																		10/10/1996						RM		02		Measure, Card Left	
																		07/01/1987						TS		00		Measur+Listed	

LAND LINE VALUATION SECTION																																									
B #		Use Code		Use Description		Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj		Special Pricing		S Adj Fact		Adj. Unit Price		Land Value			
1		9036		Municipal I		GD								2,660		SF		72.99		3.9500		9		1.0000		1.00		A		1.60		WF				1.00		461.28		1,227,000	
Total Card Land Units:										0.06		AC		Parcel Total Land Area:										0.06 AC		Total Land Value:										1,227,000					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	89		Other Municip				
Model	94		Commercial				
Grade	04		Average +10				
Stories	2						
Occupancy	1						
Exterior Wall 1	20		Brick/Masonry				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	01		Minim/Masonry				
Interior Wall 2							
Interior Floor 1	04		Concr Abv Grad				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	04		Forced Air-Duc				
AC Type	01		None				
Bldg Use	9036		Municipal I				
Total Rooms							
Total Bedrms	00						
Total Baths	2						
Heat/AC	00		NONE				
Frame Type	03		MASONRY				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	04		CEIL & MIN WL				
Rooms/Prtns	02		AVERAGE				
Wall Height	12						
% Comn Wall	0						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,600	1,600	1,600	136.81	218,891
FUS	Upper Story, Finished	1,600	1,600	1,600	136.81	218,891
Ttl. Gross Liv/Lease Area:		3,200	3,200	3,200		437,782

FUS	40
BAS	40



CURRENT OWNER			TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT																
TOWN OF ROCKPORT 34 BROADWAY ROCKPORT, MA 01966 Additional Owners:															Description		Code		Appraised Value		Assessed Value										
															EXM LAND		9030		1,360,000		1,360,000										
SUPPLEMENTAL DATA															VISION																
Other ID: 00036 00000 00033									B																						
Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_894144_3066214																															
ASSOC PID#															Total:		1,360,000		1,360,000												
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
TOWN OF ROCKPORT												0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
															2020	9030	967,200		2019	9030	967,200		2018	9030	936,000						
															Total:		967,200		Total:		967,200		Total:		936,000						
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																
Year	Type	Description			Amount			Code	Description			Number		Amount											Comm. Int.						
Total:																															
ASSESSING NEIGHBORHOOD															APPRaised VALUE SUMMARY																
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																				
0001/A																															
NOTES															Net Total Appraised Parcel Value 1,360,000																
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY																					
Permit ID		Issue Date		Type	Description			Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result							
																		10/23/2019 06/12/2006 08/11/1987				KE MM SS	99 00 00	Vacant Measur+Listed Measur+Listed							
LAND LINE VALUATION SECTION																															
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing				S Adj Fact	Adj. Unit Price	Land Value					
1	9030	Municipal V			R3				33,977	SF	6.54	3.9500	9	1.0000	1.00	90	1.55	WF						1.00	40.03	1,360,000					
Total Card Land Units:										0.78 AC		Parcel Total Land Area: 0.78 AC										Total Land Value: 1,360,000									

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Model	00		Vacant									
						MIXED USE						
						Code	Description		Percentage			
						9030	Municipal V		100			
						COST/MARKET VALUATION						
						Adj. Base Rate:			0.00			
						Replace Cost			0			
						AYB						
						EYB			0			
						Dep Code						
						Remodel Rating						
						Year Remodeled						
Dep %												
Functional ObsInc												
External ObsInc												
Cost Trend Factor			1									
Condition												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr			0									
Dep Ovr Comment												
Misc Imp Ovr			0									
Misc Imp Ovr Comment												
Cost to Cure Ovr			0									
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value	
Ttl. Gross Liv/Lease Area:				0		0	0					

No Photo On Record

No Photo On Record

Vision ID: 4197

Account #

Bldg #: 1 of 1

Sec #: **1** of **1** **Card** **1** **of** **1**

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								
YACHT CLUB SANDY BAY P O BOX 37 ROCKPORT, MA 01966 Additional Owners:				1	Level	1	All Public	1	Paved	1	Urban	Description		Code	Appraised Value		Assessed Value		126 ROCKPORT, MA <	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	89		Other Municip				
Model	94		Commercial				
Grade	03		Average				
Stories	1						
Occupancy	1			MIXED USE			
Exterior Wall 1	14		Wood Shingle	Code	Description		Percentage
Exterior Wall 2				9306	Non Profit I		100
Roof Structure	03		Gable/Hip				
Roof Cover	10		Wood Shingle				
Interior Wall 1	06		Cust Wd Panel				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		Hardwood	Adj. Base Rate:			143.24
Interior Floor 2							
Heating Fuel	02		Oil	Replace Cost			182,345
Heating Type	04		Forced Air-Duc	AYB			1885
AC Type	01		None	EYB			1985
				Dep Code			A
Bldg Use	9306		Non Profit I	Remodel Rating			
Total Rooms				Year Remodeled			
Total Bedrms	00			Dep %			35
Total Baths	2			Functional ObsInc			
				External ObsInc			
				Cost Trend Factor			1
Heat/AC	00		NONE	Condition			
Frame Type	02		WOOD FRAME	% Complete			
Baths/Plumbing	02		AVERAGE	Overall % Cond			65
Ceiling/Wall	06		CEIL & WALLS	Apprais Val			118,500
Rooms/Prtns	02		AVERAGE	Dep % Ovr			0
				Dep Ovr Comment			
Wall Height	8			Misc Imp Ovr			0
% Comn Wall	0			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,107	1,107	1,107	143.24	158,567
FOP	Porch, Open, Finished	0	410	103	35.98	14,754
FST	Utility, Finished	0	54	22	58.36	3,151
WDK	Deck, Wood	0	410	41	14.32	5,873
Ttl. Gross Liv/Lease Area:		1,107	1,981	1,273		182,345

[illegible]

Vision ID: 4198

Account #

Bldg #: 1 of 1

Sec #: **1 of 1** **Card 1 of 1**

CURRENT OWNER			TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT															
TOWN OF ROCKPORT 34 BROADWAY ROCKPORT, MA 01966 Additional Owners:														Description		Code		Appraised Value		Assessed Value		126 ROCKPORT, MA VISION								
															EXM LAND		9030		20,700		20,700									
			SUPPLEMENTAL DATA																											
			Other ID: 00036 00000 00034						B																					
			Sub-Div																											
			Photo						ASSOC PID#																					
			Ward																											
			Prec.																											
			Historic Dis																											
			GIS ID: F_893985_3066153																											
RECORD OF OWNERSHIP						BK-VOL/PAGE			SALE DATE			q/u	v/i	SALE PRICE			V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
TOWN OF ROCKPORT														0				Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
																		2020	9030	17,100		2019	9030	17,100		2018	9030	15,800		
																		Total:		17,100		Total:		17,100		Total:		15,800		
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description			Amount			Code	Description			Number			Amount											Comm. Int.				
						Total:																								
ASSESSING NEIGHBORHOOD																		APPAISED VALUE SUMMARY												
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																		
0001/A																														
NOTES																		Net Total Appraised Parcel Value 20,700												
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY																		
Permit ID		Issue Date		Type	Description			Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result						
																		10/23/2016 06/12/2006 08/11/1987				KE MM SS	99 00 00	Vacant Measur+Listed Measur+Listed						
LAND LINE VALUATION SECTION																														
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price		I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj			Special Pricing			S Adj Fact	Adj. Unit Price		Land Value		
1	9030	Municipal V			R3				0.30	AC	12,500.00		3.9500	9	1.0000	1.00	70	1.40	OCEAN							1.00	69,125.00	20,700		
Total Card Land Units:										0.30	AC	Parcel Total Land Area:0.3 AC										Total Land Value:								20,700

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																			
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																
Model	00		Vacant																						
						MIXED USE																			
						Code	Description			Percentage															
						9030	Municipal V			100															
						COST/MARKET VALUATION																			
						Adj. Base Rate:			0.00																
						Replace Cost			0																
						AYB																			
						EYB			0																
						Dep Code																			
Remodel Rating																									
Year Remodeled																									
Dep %																									
Functional ObsInc																									
External ObsInc																									
Cost Trend Factor			1																						
Condition																									
% Complete																									
Overall % Cond																									
Apprais Val																									
Dep % Ovr			0																						
Dep Ovr Comment																									
Misc Imp Ovr			0																						
Misc Imp Ovr Comment																									
Cost to Cure Ovr			0																						
Cost to Cure Ovr Comment																									
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																									
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value													
BUILDING SUB-AREA SUMMARY SECTION																									
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value													
Ttl. Gross Liv/Lease Area:				0		0		0																	

No Photo On Record

Property Location: BEARSKIN NECK

MAP ID: 36/ / 53/ /

Bldg Name:

Vision ID: 4220

Account #

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				<div>126 ROCKPORT, MA</div> <div>VISION</div>							
TOWN OF ROCKPORT 34 BROADWAY ROCKPORT, MA 01966 Additional Owners:										Description	Code	Appraised Value	Assessed Value								
										EXM LAND	9030	1,326,200	1,326,200								
		SUPPLEMENTAL DATA																			
		Other ID: 00036 00000 00053 Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_893986_3066516				B ASSOC PID#				Total		1,326,200	1,326,200								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
TOWN OF ROCKPORT			3302/ 234		08/07/1941						1	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
												2020	9030	925,200	2019	9030	925,200	2018	9030	895,300	
												Total:		925,200	Total:		925,200	Total:		895,300	
EXEMPTIONS				OTHER ASSESSMENTS								<div>This signature acknowledges a visit by a Data Collector or Assessor</div> <div>APPRAISED VALUE SUMMARY</div> <div>Appraised Bldg. Value (Card)0</div> <div>Appraised XF (B) Value (Bldg)0</div> <div>Appraised OB (L) Value (Bldg)0</div> <div>Appraised Land Value (Bldg)1,326,200</div> <div>Special Land Value0</div> <div>Total Appraised Parcel Value1,326,200</div> <div>Valuation Method:C</div> <div>Adjustment:0</div> <div>Net Total Appraised Parcel Value1,326,200</div>									
Year	Type	Description		Amount	Code	Description	Number	Amount	Comm. Int.												
Total:																					
ASSESSING NEIGHBORHOOD																					
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch													
0001/A																					
NOTES																					
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result							
									10/23/2019 06/13/2006 08/11/1987			KE MM SS	99 00 00	Vacant Measur+Listed Measur+Listed							
LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
1	9030	Municipal V	GD				16,240	SF	13.34	3.9500	9	1.0000	1.00	90	1.55	WF	Spec Use	Spec Calc	1.00	81.66	1,326,200
Total Card Land Units:			0.37	AC	Parcel Total Land Area:			0.37	AC								Total Land Value:		1,326,200		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Model	00		Vacant									
						MIXED USE						
						Code	Description			Percentage		
						9030	Municipal V			100		
						COST/MARKET VALUATION						
						Adj. Base Rate:			0.00			
						Replace Cost			0			
						AYB						
						EYB			0			
						Dep Code						
						Remodel Rating						
						Year Remodeled						
						Dep %						
						Functional ObsInc						
						External ObsInc						
Cost Trend Factor			1									
Condition												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr			0									
Dep Ovr Comment												
Misc Imp Ovr			0									
Misc Imp Ovr Comment												
Cost to Cure Ovr			0									
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value	
Ttl. Gross Liv/Lease Area:				0		0	0					

No Photo On Record

No Photo On Record

Property Location: BEARSKIN NECK

MAP ID: 36/ / 54/ /

Bldg Name:

Account #

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Vision ID: 4225

CURRENT OWNER

TOWN OF ROCKPORT

34 BROADWAY

ROCKPORT, MA 01966

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

EXM LAND

Code

9030

Appraised Value

38,300

Assessed Value

38,300

SUPPLEMENTAL DATA

Other ID: 00036 00000 00054

Sub-Div

Photo

Ward

Prec.

Historic Dis

GIS ID: F_893898_3066293

B

ASSOC PID#

Total

38,300

38,300

126

ROCKPORT, MA

VISION

RECORD OF OWNERSHIP

TOWN OF ROCKPORT

BK-VOL/PAGE

4505/ 190

SALE DATE

10/17/1958

q/u

v/i

V

SALE PRICE

0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2020

Code

9030

Assessed Value

31,500

Yr.

2019

Code

9030

Assessed Value

31,500

Yr.

2018

Code

9030

Assessed Value

30,500

Total:

31,500

Total:

31,500

Total:

30,500

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

Batch

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

0

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

38,300

Special Land Value

0

Total Appraised Parcel Value

38,300

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

38,300

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

10/23/2019

Type

06/13/2006

IS

08/11/1987

ID

KE

Cd.

99

Purpose/Result

Vacant

ID

MM

Cd.

00

Purpose/Result

Measur+Listed

ID

SS

Cd.

00

Purpose/Result

Measur+Listed

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

AC

Unit Price

12,500.00

I. Factor

3.9500

S.A.

9

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

90

Adj.

1.55

Notes- Adj

OCEA N

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

76,531.25

Land Value

38,300

Total Card Land Units:

0.50

AC

Parcel Total Land Area:

0.5 AC

Total Land Value:

38,300

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Model	00		Vacant									
						MIXED USE						
						Code	Description			Percentage		
						9030	Municipal V			100		
						COST/MARKET VALUATION						
						Adj. Base Rate:			0.00			
						Replace Cost			0			
						AYB						
						EYB			0			
						Dep Code						
						Remodel Rating						
						Year Remodeled						
						Dep %						
						Functional ObsInc						
						External ObsInc						
Cost Trend Factor			1									
Condition												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr			0									
Dep Ovr Comment												
Misc Imp Ovr			0									
Misc Imp Ovr Comment												
Cost to Cure Ovr			0									
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
Ttl. Gross Liv/Lease Area:				0		0		0				

No Photo On Record

No Photo On Record

Property Location: BEARSKIN NECK

MAP ID: 36/ / 67/ /

Bldg Name:

Account #

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Vision ID: 4245

CURRENT OWNER		TOPO.	UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				126 ROCKPORT, MA VISION	
TOWN OF ROCKPORT 34 BROADWAY ROCKPORT, MA 01966 Additional Owners:								Description	Code	Appraised Value	Assessed Value			
								EXM LAND	9030	967,100	967,100			
SUPPLEMENTAL DATA														
Other ID: 00036 00000 00067						B								
Sub-Div									Total		967,100	967,100		
Photo														
Ward														
Prec.														
Historic Dis														
GIS ID: F_894198_3066558						ASSOC PID#								

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
TOWN OF ROCKPORT										0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2020	9030	670,500		2019	9030	670,500		2018	9030	648,900	
													Total:		670,500		Total:		670,500		Total:		648,900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description		Amount	Code	Description	Number											Amount	Comm. Int.		
Total:																					

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY															
NBHD/ SUB		NBHD Name												Street Index Name		Tracing		Batch	
0001/A																			

NOTES														APPRAISED VALUE SUMMARY							
														Appraised Bldg. Value (Card)				0			
														Appraised XF (B) Value (Bldg)				0			
														Appraised OB (L) Value (Bldg)				0			
														Appraised Land Value (Bldg)				967,100			
														Special Land Value				0			
														Total Appraised Parcel Value				967,100			
														Valuation Method:				C			
														Adjustment:				0			
														Net Total Appraised Parcel Value				967,100			

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result				
										10/24/2019			KE	99	Vacant				
										06/13/2006			MM	00	Measur+Listed				
										08/11/1987			SS	00	Measur+Listed				

LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
1	9030	Municipal V	GD				5,579	SF	37.75	3.9500	9	1.0000	0.75	90	1.55		Spec Use	Spec Calc	1.00	173.35	967,100

Total Card Land Units:				0.13		AC	Parcel Total Land Area:				0.13 AC				Total Land Value:				967,100	
------------------------	--	--	--	------	--	----	-------------------------	--	--	--	---------	--	--	--	-------------------	--	--	--	---------	--

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)																					
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																	
Model	00		Vacant																							
						MIXED USE																				
						Code	Description				Percentage															
						9030	Municipal V				100															
						COST/MARKET VALUATION																				
						Adj. Base Rate:				0.00																
						Replace Cost				0																
						AYB																				
						EYB				0																
						Dep Code																				
						Remodel Rating																				
						Year Remodeled																				
						Dep %																				
						Functional ObsInc																				
External ObsInc																										
Cost Trend Factor				1																						
Condition																										
% Complete																										
Overall % Cond																										
Apprais Val																										
Dep % Ovr				0																						
Dep Ovr Comment																										
Misc Imp Ovr				0																						
Misc Imp Ovr Comment																										
Cost to Cure Ovr				0																						
Cost to Cure Ovr Comment																										
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																										
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value														
BUILDING SUB-AREA SUMMARY SECTION																										
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value														
Ttl. Gross Liv/Lease Area:					0		0		0																	

No Photo On Record

No Photo On Record

Property Location: BEARSKIN NECK

MAP ID: 36/ / 67/B /

Bldg Name:

Account #

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Vision ID: 4247

CURRENT OWNER

TOWN OF ROCKPORT

34 BROADWAY

ROCKPORT, MA 01966

Additional Owners:

TOPO.

4 Rolling

UTILITIES

1 All Public

STRT./ROAD

1 Paved

LOCATION

4 Bus. District

CURRENT ASSESSMENT

Description

EXEMPT

EXM LAND

Code

9030

9030

Appraised Value

76,900

932,200

Assessed Value

76,900

932,200

SUPPLEMENTAL DATA

Other ID: 00036 00000 00067B

Sub-Div

Photo

Ward

Prec.

Historic Dis

GIS ID: F_894258_3066502

B

ASSOC PID#

Total

1,009,100

1,009,100

RECORD OF OWNERSHIP

TOWN OF ROCKPORT

BK-VOL/PAGE

3429/ 319

SALE DATE

10/27/1945

q/u

v/i

SALE PRICE

1

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2020

2020

Total:

Code

9030

9030

Assessed Value

70,400

622,000

692,400

Yr.

2019

2019

Total:

Code

9030

9030

Assessed Value

70,400

622,000

692,400

Yr.

2018

2018

Total:

Code

9030

9030

Assessed Value

68,600

602,000

670,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

Yr.

2020

2020

Total:

Code

9030

9030

Assessed Value

70,400

622,000

692,400

Yr.

2019

2019

Total:

Code

9030

9030

Assessed Value

70,400

622,000

692,400

Yr.

2018

2018

Total:

Code

9030

9030

Assessed Value

68,600

602,000

670,600

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

Batch

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

76,900

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

932,200

Special Land Value

0

Total Appraised Parcel Value

1,009,100

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

1,009,100

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Visit/ Change History

Date

06/16/2006

10/16/1996

Type

IS

ID

MM

RM

Cd.

02

04

Purpose/Result

Measure, Card Left

Measur/Vac/Boarded up

LAND LINE VALUATION SECTION

B #

1

Use Code

9038

Use Description

Municipal R

Zone

GD

D

Front

Depth

Units

1,000

SF

Unit Price

152.25

I. Factor

3.9500

S.A.

9

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

90

Adj.

1.55

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

932.15

Land Value

932,200

Total Card Land Units:

0.02

AC

Parcel Total Land Area:

0.02

AC

Total Land Value:

932,200

126

ROCKPORT, MA

VISION

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	36		Camp				
Model	01		Residential				
Grade	05		Average +20				
Stories	1.5						
Occupancy	1						
Exterior Wall 1	05		Average				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	10		Wood Shingle				
Interior Wall 1	01		Minim/Masonry				
Interior Wall 2	02		Wall Brd/Wood				
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2							
Heat Fuel	01		Coal/Wood/None				
Heat Type	01		Coal/Wood/None				
AC Type	01		None				
Total Bedrooms	00		0 Bedrooms				
Total Bthrms	0						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms							
Bath Style							
Kitchen Style							

FHS	16
BAS	
16	16
	16
BAS	16
31	31
	16

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

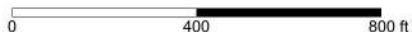
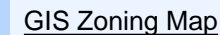
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	752	752	752	107.86	81,107	
FHS	Half Story, Finished	128	256	128	53.93	13,806	

Ttl. Gross Liv/Lease Area:		880	1,008	880		94,913	
----------------------------	--	-----	-------	-----	--	--------	--



APPENDIX B

Old Harbor – Additional Information





- Topo General - COLOR
- 0-20
 - 20-40
 - 40-60
 - 60-80
 - 80-100
 - 100-120
 - 120-140
 - 140-160
 - 160-180
 - 180-200
 - >200
 - Interval Contour
- Places
- Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Polling Place
 - Buildings
- MA Highways
- Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Commuter Rail Stations
- Bridges
 - Commuter Rail
 - Open Water
- Streams from Flyover (201)
- Recreation Areas
- Railroad
- Three Nautical Mile Line



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



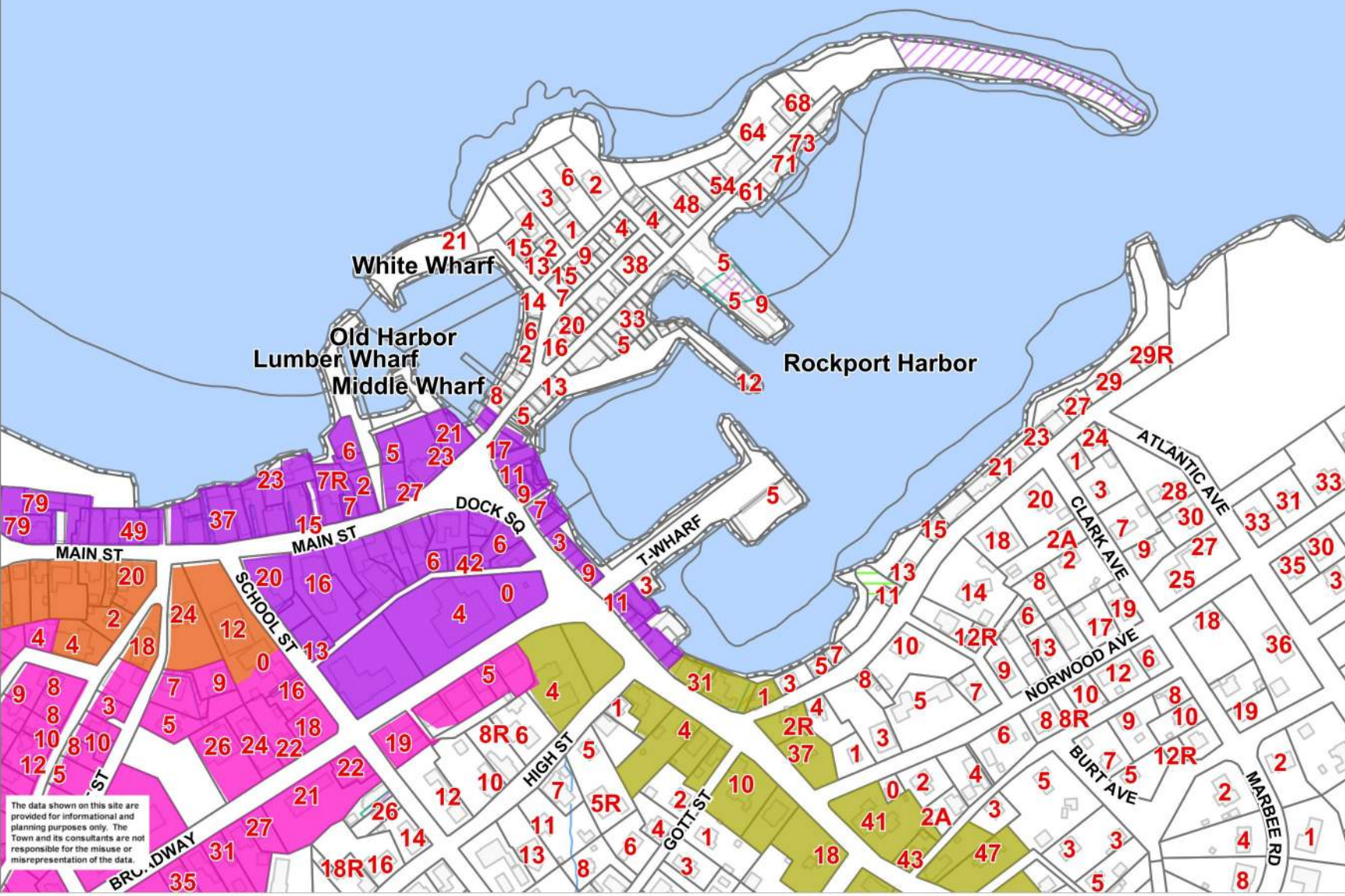
- Land Cover (LULC 2016)
- Roadways
 - Impervious - Other
 - Single Family Residential
 - Multi Family Residential
 - Residential - Other
 - Commercial
 - Industrial
 - Mixed Use
 - Bare Land
 - Deciduous Forest
 - Developed Open Space
 - Non-Forested Wetland
 - Forested Wetland
 - Saltwater Wetland
 - Evergreen Forest
 - Grassland
 - Aquatic Bed
 - Pasture/Hay
 - Unconsolidated Shore
 - Water
- Buildings
- Parcels Level 3
- Parcels-Other Legal Features
- Private ROW
 - CR
 - Unverified Easement
 - Access Easement
 - Drain Easement
 - Sewer Easement
 - Trail Easement
 - Utility Easement
 - Water Easement
 - Fee
 - ROW Over ROW
- MA Highways
- Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Commuter Rail Stations
- Bridges
- Commuter Rail
- Open Water
- Streams from Flyover (2016)
- Recreation Areas
- Railroad
- Three Nautical Mile Line



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- Broadway District
- Downtown District
- Main Street District
- South Street District
- Buildings
- Parcels Level 3
- Parcels-Other Legal Feature
 - Private ROW
 - CR
 - Unverified Easement
 - Access Easement
 - Drain Easement
 - Sewer Easement
 - Trail Easement
 - Utility Easement
 - Water Easement
 - Fee
 - ROW Over ROW
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
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- Commuter Rail Stations
- Bridges
- Commuter Rail
- Open Water
- Streams from Flyover (201
- Recreation Areas
- Railroad
- Three Nautical Mile Line



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



GIS Town Owned Land, Contour, and Flood Zone Overlay Map



- Town Owned Land
- Topo General - COLOR
 - 0-20
 - 20-40
 - 40-60
 - 60-80
 - 80-100
 - 100-120
 - 120-140
 - 140-160
 - 160-180
 - 180-200
 - >200
- Interval Contour
- MA FEMA National Flood Hazard Zones
 - Flood Zones
 - X - Areas of Minimal Flood Hazard
- Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Polling Place
- Buildings
 - Parcels Level 3
 - MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
 - Town Boundary
 - Abutting Towns
 - Commuter Rail Stations
 - Bridges
 - Commuter Rail
 - Open Water
 - Streams from Flyover (201)
 - Recreation Areas
 - Railroad
 - Three Nautical Mile Line

VE - 25 Feet

VE - 17 Feet

White Wharf

Old Harbor

Lumber Wharf

Middle Wharf

PIER AVE

OLD HARBOR RD

NORTH RD

BEARSKIN NCK

BEARSKIN NCK

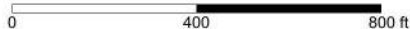
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 96 192 ft

Printed on 03/02/2021 at 11:50 AM



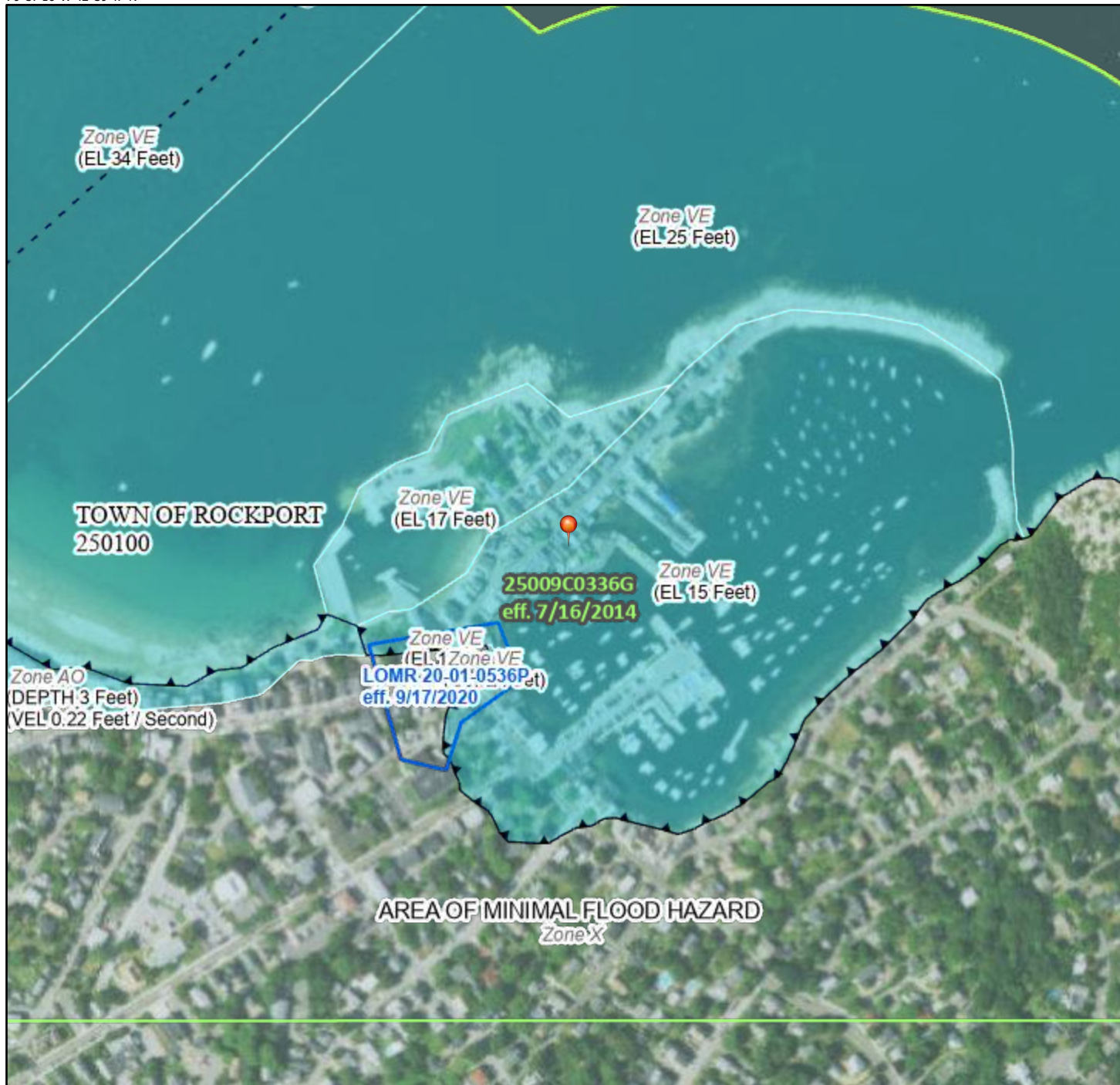
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



National Flood Hazard Layer FIRMette



70°37'16"W 42°39'47"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°36'38"W 42°39'21"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



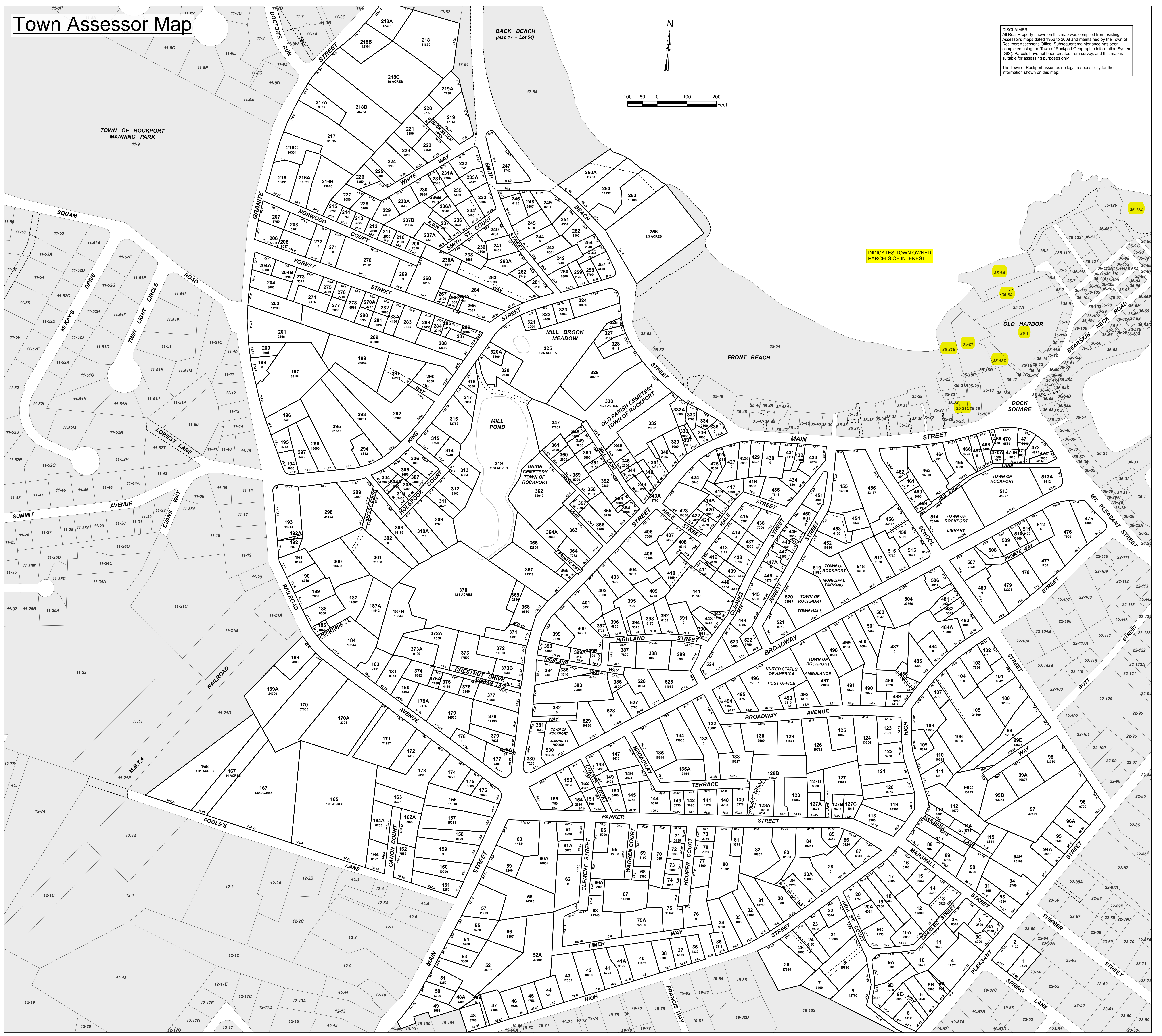
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/2/2021 at 3:11 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Town Assessor Map



CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								
TOWN OF ROCKPORT 34 BROADWAY ROCKPORT, MA 01966 Additional Owners:				1	Level	1	All Public	1	Paved	4	Bus. District	Description		Code	Appraised Value		Assessed Value		126 ROCKPORT, MA 	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description				
Model	00		Vacant										
						MIXED USE							
						Code	Description			Percentage			
						9030	Municipal V			100			
						COST/MARKET VALUATION							
						Adj. Base Rate:			0.00				
						Replace Cost			0				
						AYB							
						EYB			0				
						Dep Code							
Remodel Rating													
Year Remodeled													
Dep %													
Functional ObsInc													
External ObsInc													
Cost Trend Factor			1										
Condition													
% Complete													
Overall % Cond													
Apprais Val													
Dep % Ovr			0										
Dep Ovr Comment													
Misc Imp Ovr			0										
Misc Imp Ovr Comment													
Cost to Cure Ovr			0										
Cost to Cure Ovr Comment													
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value		
Ttl. Gross Liv/Lease Area:					0	0	0						

No Photo On Record

No Photo On Record

Vision ID: 4076

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 **Card** 1 of 1

CURRENT OWNER				TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT							
TOWN OF ROCKPORT 34 BROADWAY ROCKPORT, MA 01966 Additional Owners:				1	Level		1	All Public		1	Paved		4	Bus. District		Description	Code	Appraised Value	Assessed Value	126 ROCKPORT, MA 			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description				
Model	00		Vacant										
						MIXED USE							
						Code	Description				Percentage		
						9030	Municipal V				100		
						COST/MARKET VALUATION							
						Adj. Base Rate:				0.00			
						Replace Cost				0			
						AYB							
						EYB				0			
						Dep Code							
						Remodel Rating							
						Year Remodeled							
						Dep %							
						Functional ObsInc							
						External ObsInc							
Cost Trend Factor				1									
Condition													
% Complete													
Overall % Cond													
Apprais Val													
Dep % Ovr				0									
Dep Ovr Comment													
Misc Imp Ovr				0									
Misc Imp Ovr Comment													
Cost to Cure Ovr				0									
Cost to Cure Ovr Comment													
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value		
Ttl. Gross Liv/Lease Area:				0		0	0						



Vision ID: 4086

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 **Card** 1 of 1

[illegible]

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						No Photo On Record										
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description													
Model	00		Vacant																			
						MIXED USE																
						Code	Description			Percentage												
						9030	Municipal V			100												
COST/MARKET VALUATION																						
Adj. Base Rate:			0.00																			
Replace Cost			0																			
AYB																						
EYB			0																			
Dep Code																						
Remodel Rating																						
Year Remodeled																						
Dep %																						
Functional ObsInc																						
External ObsInc																						
Cost Trend Factor			1																			
Condition																						
% Complete																						
Overall % Cond																						
Apprais Val																						
Dep % Ovr			0																			
Dep Ovr Comment																						
Misc Imp Ovr			0																			
Misc Imp Ovr Comment																						
Cost to Cure Ovr			0																			
Cost to Cure Ovr Comment																						
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																						
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value										
BUILDING SUB-AREA SUMMARY SECTION																						
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value										
Ttl. Gross Liv/Lease Area:				0		0		0														

No Photo On Record

Vision ID: 4405

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 **Card** 1 of 1

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																												
TAYLOR ANDRE P 13 PETER SPRING RD CONCORD, MA 01742 Additional Owners:																				Description			Code		Appraised Value			Assessed Value																				
																				RES LAND			1320		21,600			21,600																				
SUPPLEMENTAL DATA																		VISION																														
Other ID: Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_893659_3066632										B ASSOC PID#																																						
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE				V.C.		PREVIOUS ASSESSMENTS (HISTORY)																				
TAYLOR ANDRE P MENNA ANDREW A SHUMAKER GARALDINE D										26683/ 594 13167/ 174 5375/ 505				03/26/2007 08/30/1995				U U		V V		1 5,000 0				1A 1G		Yr.		Code		Assessed Value			Yr.		Code		Assessed Value			Yr.		Code		Assessed Value		
																												2020		1320		20,500			2019		1320		20,100			2018		1320		20,100		
																												Total:				20,500			Total:		20,100			Total:		20,100						
EXEMPTIONS								OTHER ASSESSMENTS																		This signature acknowledges a visit by a Data Collector or Assessor																						
Year		Type		Description				Amount		Code		Description				Number		Amount		Comm. Int.																												
Total:																																																
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 21,600 Special Land Value 0 Total Appraised Parcel Value 21,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 21,600																														
NBHD/ SUB				NBHD Name				Street Index Name				Tracing				Batch																																
0001/A																																																
NOTES																																																
BUILDING PERMIT RECORD																		VISIT/ CHANGE HISTORY																														
Permit ID		Issue Date		Type		Description				Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type		IS		ID		Cd.		Purpose/Result																		
																				10/23/2019 04/27/2006						KE RD		99 00		Vacant Measur+Listed																		
LAND LINE VALUATION SECTION																																																
B #		Use Code		Use Description				Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj				Special Pricing				S Adj Fact		Adj. Unit Price		Land Value				
1		1320		Vac Land Und												12,320		SF		17.52		1.0000		3		1.0000		0.10		50		1.00						Spec Use		Spec Calc		1.00		1.75		21,600		
Total Card Land Units:										0.28		AC		Parcel Total Land Area:										0.28 AC										Total Land Value:										21,600				

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description				
Model	00		Vacant									
					MIXED USE							
					Code	Description				Percentage		
					1320	Vac Land Und				100		
					COST/MARKET VALUATION							
					Adj. Base Rate:				0.00			
					Replace Cost				0			
					AYB							
					EYB				0			
					Dep Code							
					Remodel Rating							
					Year Remodeled							
					Dep %							
					Functional ObsInc							
					External ObsInc							
Cost Trend Factor				1								
Condition												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr				0								
Dep Ovr Comment												
Misc Imp Ovr				0								
Misc Imp Ovr Comment												
Cost to Cure Ovr				0								
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
Ttl. Gross Liv/Lease Area:				0		0		0				

No Photo On Record

No Photo On Record

Vision ID: 4103

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 **Card** 1 of 1

CURRENT OWNER				TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT									
TOWN OF ROCKPORT 34 BROADWAY ROCKPORT, MA 01966 Additional Owners:				1	Level		1	All Public		1	Paved		4	Bus. District	Description		Code	Appraised Value	Assessed Value	126 ROCKPORT, MA VISION					
				SUPPLEMENTAL DATA											EXM LAND		9030	245,700	245,700						
				Other ID: 00035 00000 00018C Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_893588_3066475																			ASSOC PID#		
Total:													245,700	245,700											
RECORD OF OWNERSHIP				BK-VOL/PAGE			SALE DATE			q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
TOWN OF ROCKPORT				6201/ 714			12/03/1975				V	0			Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
															2020	9030	206,900	2019	9030	206,900	2018	9030	200,300		
															Total:		206,900	Total:		206,900	Total:		200,300		
EXEMPTIONS				OTHER ASSESSMENTS											This signature acknowledges a visit by a Data Collector or Assessor										
Year	Type	Description		Amount	Code	Description		Number	Amount	Comm. Int.															
Total:																									
ASSESSING NEIGHBORHOOD															APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 245,700 Special Land Value 0 Total Appraised Parcel Value 245,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 245,700										
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch														
0001/A																									
NOTES																									
BUILDING PERMIT RECORD															VISIT/ CHANGE HISTORY										
Permit ID		Issue Date		Type	Description			Amount	Insp. Date	% Comp.	Date Comp.		Comments		Date	Type	IS	ID	Cd.	Purpose/Result					
															10/23/2019 06/16/2006 10/08/1996 08/12/1987			KE JM RM SS	99 00 00	Vacant Measur+Listed Measur+Listed					
LAND LINE VALUATION SECTION																									
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing			S Adj Fact	Adj. Unit Price	Land Value		
1	9030	Municipal V		GD				6,240	SF	33.86	1.0000	3	1.0000	0.75	90	1.55					1.00	39.37	245,700		
Total Card Land Units:										0.14 AC			Parcel Total Land Area: 0.14 AC					Total Land Value:							245,700

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)																			
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description																
Model	00		Vacant																					
					MIXED USE																			
					Code	Description				Percentage														
					9030	Municipal V				100														
					COST/MARKET VALUATION																			
					Adj. Base Rate:				0.00															
					Replace Cost				0															
					AYB																			
					EYB				0															
					Dep Code																			
					Remodel Rating																			
					Year Remodeled																			
					Dep %																			
					Functional ObsInc																			
					External ObsInc																			
Cost Trend Factor				1																				
Condition																								
% Complete																								
Overall % Cond																								
Apprais Val																								
Dep % Ovr				0																				
Dep Ovr Comment																								
Misc Imp Ovr				0																				
Misc Imp Ovr Comment																								
Cost to Cure Ovr				0																				
Cost to Cure Ovr Comment																								
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																								
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value												
BUILDING SUB-AREA SUMMARY SECTION																								
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value												
Ttl. Gross Liv/Lease Area:				0		0		0																

No Photo On Record

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								
TOWN OF ROCKPORT 34 BROADWAY ROCKPORT, MA 01966 Additional Owners:				1	Level	1	All Public	1	Paved	4	Bus. District	Description		Code	Appraised Value		Assessed Value		126 ROCKPORT, MA 	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																	
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description														
Model	00		Vacant																				
						MIXED USE																	
						Code	Description				Percentage												
						9030	Municipal V				100												
						COST/MARKET VALUATION																	
						Adj. Base Rate:				0.00													
						Replace Cost				0													
						AYB																	
						EYB				0													
						Dep Code																	
Remodel Rating																							
Year Remodeled																							
Dep %																							
Functional ObsInc																							
External ObsInc																							
Cost Trend Factor				1																			
Condition																							
% Complete																							
Overall % Cond																							
Apprais Val																							
Dep % Ovr				0																			
Dep Ovr Comment																							
Misc Imp Ovr				0																			
Misc Imp Ovr Comment																							
Cost to Cure Ovr				0																			
Cost to Cure Ovr Comment																							
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																							
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value										
BUILDING SUB-AREA SUMMARY SECTION																							
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value											
Titl. Gross Liv/Lease Area:				0		0		0															

Vision ID: 4111

Account #

Bldg #: 1 of 1

Sec #: **1** of **1** **Card** **1** **of** **1**

CURRENT OWNER				TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT															
TOWN OF ROCKPORT 34 BROADWAY ROCKPORT, MA 01966 Additional Owners:				1	Level		1	All Public		1	Paved		4	Bus. District		Description		Code	Appraised Value		Assessed Value		126 ROCKPORT, MA VISION								
																EXM LAND		9030	284,400		284,400										
				SUPPLEMENTAL DATA																											
				Other ID: 00035 00000 00021C Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_893501_3066278											B ASSOC PID#											Total		284,400		284,400	
RECORD OF OWNERSHIP				BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																	
TOWN OF ROCKPORT				4554/ 63			04/24/1959			V	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value							
														2020	9030	240,200		2019	9030	240,200		2018	9030	232,400							
														Total:		240,200		Total:		240,200		Total:		232,400							
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.																			
Total:																															
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 284,400 Special Land Value 0 Total Appraised Parcel Value 284,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 284,400																	
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																				
0001/A																															
NOTES																															
BUILDING PERMIT RECORD														VISIT/ CHANGE HISTORY																	
Permit ID		Issue Date		Type	Description			Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result									
																10/23/2019 06/16/2006 10/08/1996 08/12/1987				KE JM RM SS	99 00 00	Vacant Measur+Listed Measur+Listed									
LAND LINE VALUATION SECTION																															
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj			Special Pricing			S Adj Fact	Adj. Unit Price	Land Value					
1	9030	Municipal V			GD				3,830	SF	53.23	1.0000	3	1.0000	0.90	90	1.55				Spec Use	Spec Calc		1.00	74.25	284,400					
Total Card Land Units:										0.09	AC	Parcel Total Land Area: 0.09 AC										Total Land Value: 284,400									

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description				
Model	00		Vacant										
						MIXED USE							
						Code	Description			Percentage			
						9030	Municipal V			100			
						COST/MARKET VALUATION							
						Adj. Base Rate:			0.00				
						Replace Cost			0				
						AYB							
						EYB			0				
						Dep Code							
						Remodel Rating							
						Year Remodeled							
						Dep %							
						Functional ObsInc							
						External ObsInc							
Cost Trend Factor			1										
Condition													
% Complete													
Overall % Cond													
Apprais Val													
Dep % Ovr			0										
Dep Ovr Comment													
Misc Imp Ovr			0										
Misc Imp Ovr Comment													
Cost to Cure Ovr			0										
Cost to Cure Ovr Comment													
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value		
Ttl. Gross Liv/Lease Area:					0	0	0						

No Photo On Record

No Photo On Record

Vision ID: 4113

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 **Card** 1 of 1

[illegible]

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Model	00		Vacant									
						MIXED USE						
						Code	Description			Percentage		
						9030	Municipal V			100		
						COST/MARKET VALUATION						
						Adj. Base Rate:			0.00			
						Replace Cost			0			
						AYB						
						EYB			0			
						Dep Code						
						Remodel Rating						
						Year Remodeled						
						Dep %						
						Functional ObsInc						
						External ObsInc						
Cost Trend Factor			1									
Condition												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr			0									
Dep Ovr Comment												
Misc Imp Ovr			0									
Misc Imp Ovr Comment												
Cost to Cure Ovr			0									
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value	
Ttl. Gross Liv/Lease Area:				0		0	0					

No Photo On Record

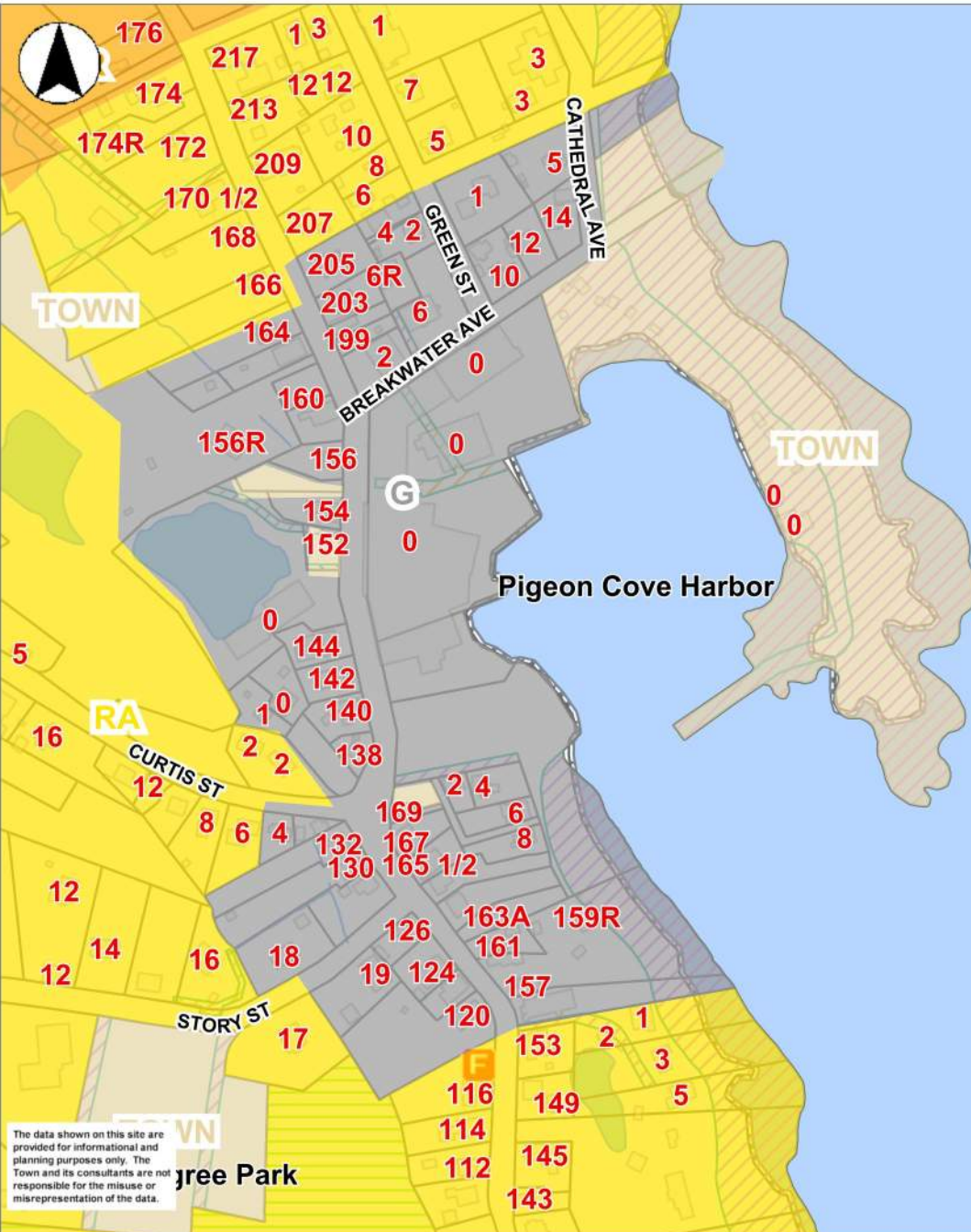
No Photo On Record

APPENDIX C

Pigeon Cove – Additional Information



- Zoning Districts**
- D - Downtown
 - G - General District
 - R - Residential
 - RA - Residential RA
 - SR - Single Resident
 - SRAA - Single Resident
 - SMR - Semi Resident
 - Town Owned
 - Unzoned Districts
- Places**
- Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Polling Place
- Buildings**
- Parcels Level 3**
- Parcels-Other Legal Features**
- CR
 - Unverified Easement
 - Access Easement
 - Drain Easement
 - Sewer Easement
 - Trail Easement
 - Utility Easement
 - Water Easement
 - Fee
 - ROW Over ROW
- MA Highways**
- Interstate
 - US Highway
 - Numbered Routes
- Town Boundary**
- Abutting Towns**
- Commuter Rail Stations**
- Bridges**
- Commuter Rail**
- Open Water**
- Streams from Flyover (201)**
- Recreation Areas**
- Railroad**
- Three Nautical Mile Line**





Topo General - COLOR



Places



Buildings

MA Highways



Town Boundary

Abutting Towns

Commuter Rail Stations

Bridges

Commuter Rail

Open Water

Streams from Flyover (201

Recreation Areas

Railroad

Three Nautical Mile Line



Pigeon Cove Harbor

GRANITE ST

127

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Land Cover (LULC 2016)

- Roadways
- Impervious - Other
- Single Family Residence
- Multi Family Residence
- Residential - Other
- Commercial
- Industrial
- Mixed Use
- Bare Land
- Deciduous Forest
- Developed Open Space
- Non-Forested Wetland
- Forested Wetland
- Saltwater Wetland
- Evergreen Forest
- Grassland
- Aquatic Bed
- Scrub/Shrub
- Pasture/Hay
- Unconsolidated Shore
- Water

Buildings

Parcels Level 3

Parcels-Other Legal Feature

- Private ROW
- CR
- Unverified Easement
- Access Easement
- Drain Easement
- Sewer Easement
- Trail Easement
- Utility Easement
- Water Easement
- Fee
- ROW Over ROW

MA Highways

- Interstate
- US Highway
- Numbered Routes

Town Boundary

Abutting Towns

Commuter Rail Stations

- Bridges
- Commuter Rail
- Open Water

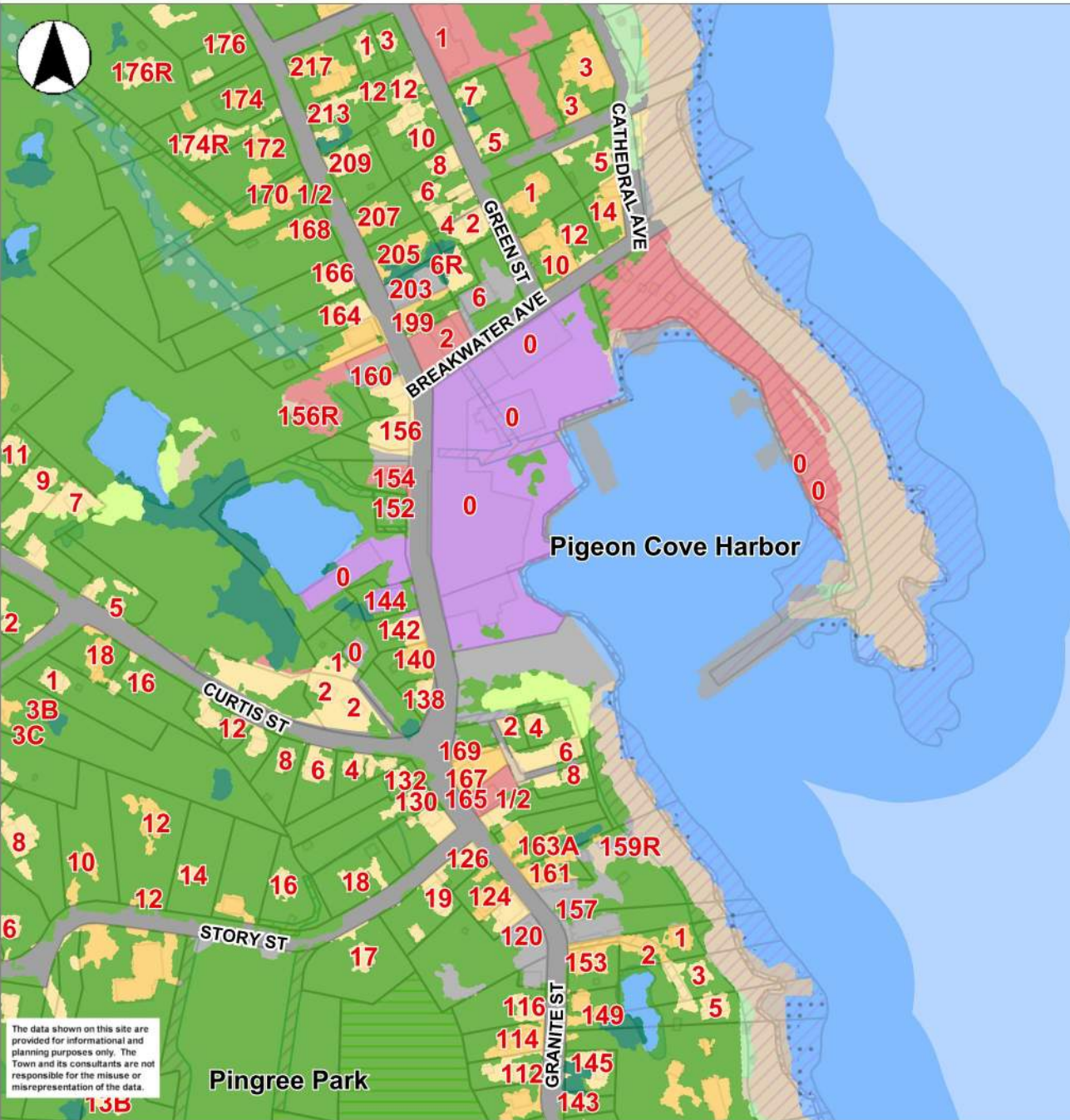
Streams from Flyover (2016)

Recreation Areas

Railroad

Three Nautical Mile Line

-



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



GIS Town Owned Land, Contour, and Flood Zone Overlay Map



- Town Owned Land
- Topo General - COLOR
- 0-20
 - 20-40
 - 40-60
 - 60-80
 - 80-100
 - 100-120
 - 120-140
 - 140-160
 - 160-180
 - 180-200
 - >200
- Interval Contour
- MA FEMA National Flood Hazard Zones
- Flood Zones
 - X - Areas of Minimal Flood Hazard
- Places
- Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Polling Place
- Buildings
- Parcels Level 3
- MA Highways
- Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Commuter Rail Stations
- Bridges
- Commuter Rail
- Open Water
- Streams from Flyover (201)
- Recreation Areas
- Railroad
- Three Nautical Mile Line

VE - 34 Feet

AE - 15 Feet

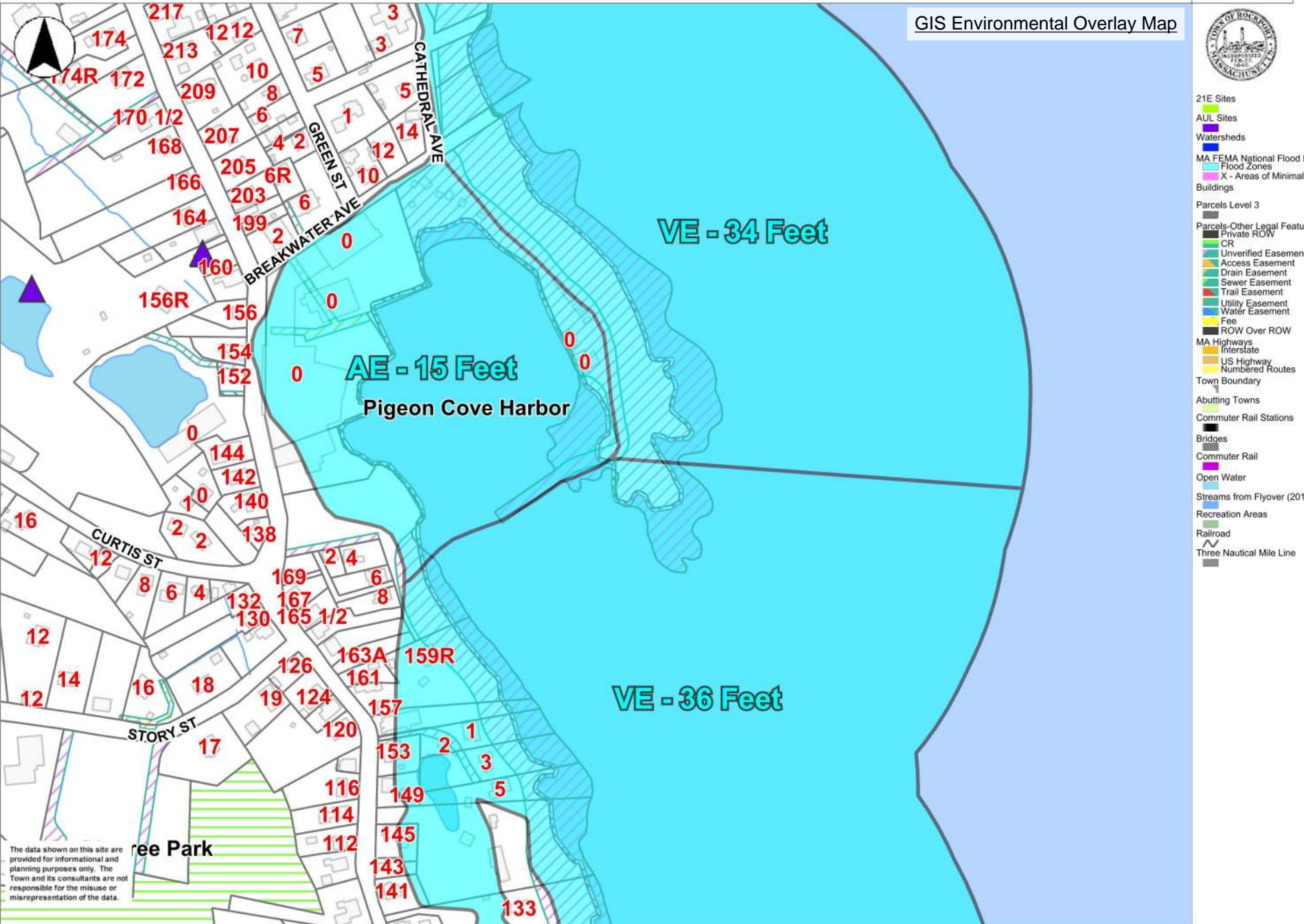
Pigeon Cove Harbor

VE - 36 Feet

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



- 21E Sites
- AUL Sites
- Watersheds
- MA FEMA National Flood Insurance Program Flood Zones
- X - Areas of Minimal Building
- Parcels Level 3
- Parcels-Other Legal Features
 - Private ROW
 - CR
 - Unverified Easement
 - Access Easement
 - Drain Easement
 - Sewer Easement
 - Trail Easement
 - Water Easement
 - Utility Easement
 - Fee
 - ROW Over ROW
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Commuter Rail Stations
- Bridges
- Commuter Rail
- Open Water
- Streams from Flyover (201)
- Recreation Areas
- Railroad
- Three Nautical Mile Line



National Flood Hazard Layer FIRMette



70°37'39"W 42°40'51"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°37'1"W 42°40'24"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



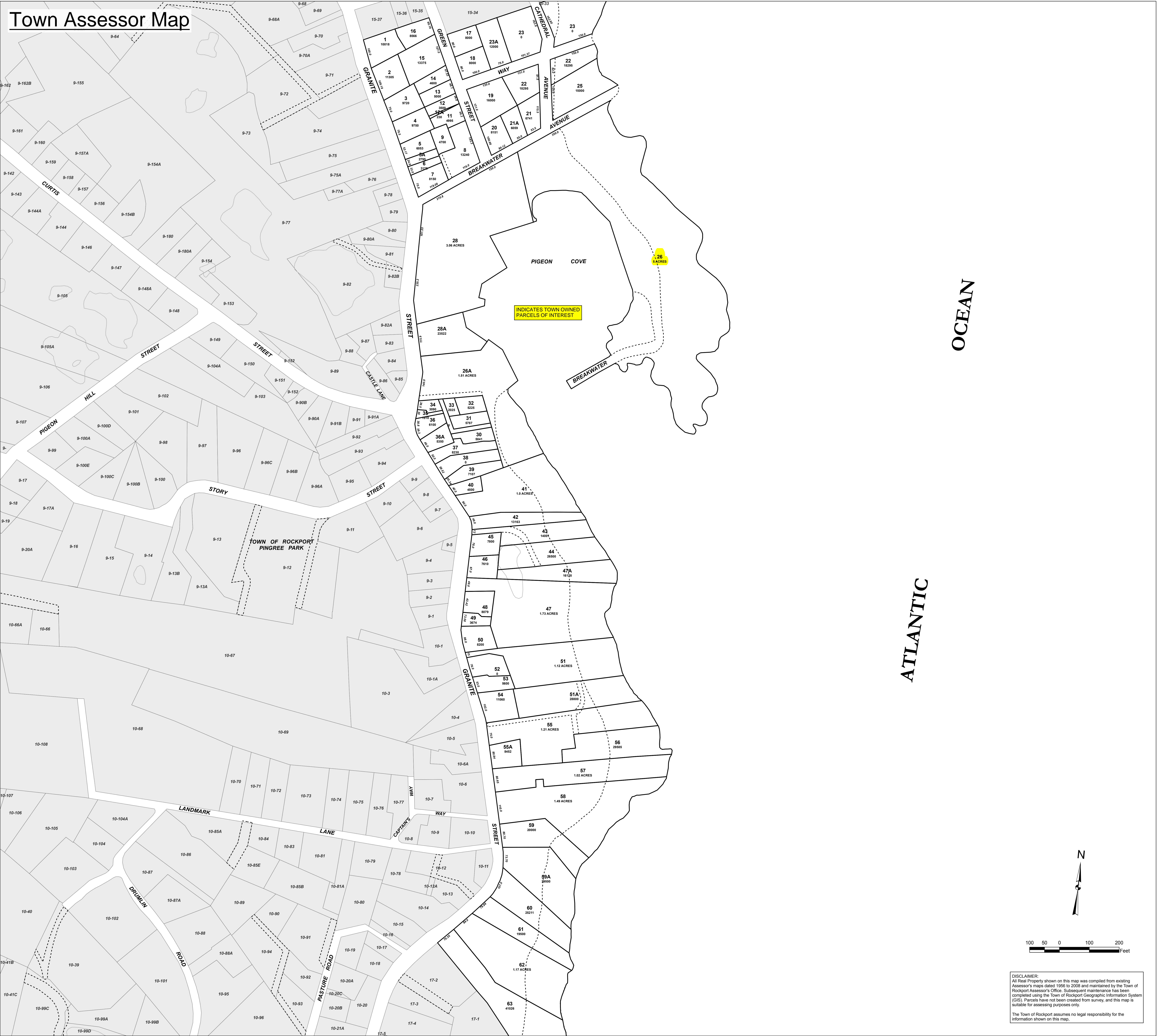
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/2/2021 at 3:06 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Town Assessor Map



[illegible]

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description				
Model	00		Vacant										
						MIXED USE							
						Code	Description			Percentage			
						9030	Municipal V			100			
						COST/MARKET VALUATION							
						Adj. Base Rate:			0.00				
						Replace Cost			0				
						AYB							
						EYB			0				
						Dep Code							
						Remodel Rating							
						Year Remodeled							
						Dep %							
						Functional ObsInc							
						External ObsInc							
Cost Trend Factor			1										
Condition													
% Complete													
Overall % Cond													
Apprais Val													
Dep % Ovr			0										
Dep Ovr Comment													
Misc Imp Ovr			0										
Misc Imp Ovr Comment													
Cost to Cure Ovr			0										
Cost to Cure Ovr Comment													
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value		
Ttl. Gross Liv/Lease Area:				0		0	0						



Property Location: 1 PIGEON COVE WHARF

MAP ID: 16/ 1/ 26/ /

Bldg Name:

Vision ID: 100316

Account #

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								126 ROCKPORT, MA		VISION																																																															
O'CONNELL TOBY 4 BLUEBERRY LN ROCKPORT, MA 01966 Additional Owners:										Description		Code		Appraised Value		Assessed Value																																																																			
		RESIDNTL		1060		4,800		4,800																																																																											
		SUPPLEMENTAL DATA																																																																																	
		Other ID:		Sub-Div		Photo		Ward		Prec.		Historic Dis		GIS ID: F_892361_3073112		ASSOC PID#		A		Total		4,800		4,800																																																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																																																																			
O'CONNELL TOBY WAYRYNEN W MICHAEL				LEASED		01/01/2016		U		V						Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value																																																			
																2020		1060		4,800		2019		1060		4,800		2018		1060		4,800																																																			
																Total:		4,800		Total:		4,800		Total:		4,800																																																									
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																																																																							
Year		Type		Description		Amount		Code		Description										Number		Amount		Comm. Int.																																																											
Total:																																																																																			
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY																																																																					
NBHD/ SUB		NBHD Name				Street Index Name				Tracing												Batch																																																													
0001/A																																																																																			
NOTES														Total Appraised Parcel Value 4,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 4,800																																																																					
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY																																																																									
Permit ID		Issue Date		Type		Description		Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type		IS		ID		Cd.		Purpose/Result																																																							
10655		03/11/2019		RS		Residential		4,200				100				INSTALL VINYL SIDING		07/16/2019 10/01/2014 04/12/2006						WS CG AF		00 02 00		Measur+Listed Measure, Card Left Measur+Listed																																																							
LAND LINE VALUATION SECTION																																																																																			
B #		Use Code		Use Description				Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj		Special Pricing				S Adj Fact		Adj. Unit Price		Land Value																																									
1		1060		Vacant W/Acc												0 SF		0.00		1.0000		3		1.0000		1.00		50		1.00				Spec Use		Spec Calc		.00		0.00		0																																									
Total Card Land Units: 0.00 AC																												Parcel Total Land Area: 0 AC																												Total Land Value: 0																											

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)														
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description											
Model	00		Vacant																
					MIXED USE														
					Code	Description			Percentage										
					1060	Vacant W/Acc			100										
					COST/MARKET VALUATION														
					Adj. Base Rate:			0.00											
					Replace Cost			0											
					AYB														
					EYB			0											
					Dep Code														
Remodel Rating																			
Year Remodeled																			
Dep %																			
Functional ObsInc																			
External ObsInc																			
Cost Trend Factor			1																
Condition																			
% Complete																			
Overall % Cond																			
Apprais Val																			
Dep % Ovr			0																
Dep Ovr Comment																			
Misc Imp Ovr			0																
Misc Imp Ovr Comment																			
Cost to Cure Ovr			0																
Cost to Cure Ovr Comment																			
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																			
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value							
SHD2	W/LIGHTS ET			L	460	21.00	2009		0		50	4,800							

No Photo On Record

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT											
OSMOND CHARLES J 58A PIGEON HILL ST ROCKPORT, MA 01966 Additional Owners:																				Description		Code		Appraised Value		Assessed Value		126 ROCKPORT, MA VISION			
																RESIDNTL				1060		2,000		2,000							
				SUPPLEMENTAL DATA																											
				Other ID: Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_892361_3073112								A																			
								ASSOC PID#												Total:		2,000		2,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u	v/i	SALE PRICE				V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
OSMOND CHARLES J OLSON RICHARD C				LEASED				11/03/2015				U	V						Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
																			2020	1060	2,000		2019	1060	2,000		2018	1060	2,000		
																			Total:		2,000		Total:		2,000		Total:		2,000		
EXEMPTIONS				OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor															
Year	Type	Description		Amount		Code	Description		Number		Amount		Comm. Int.																		
				Total:																											
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 2,000 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 2,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 2,000																			
NBHD/ SUB		NBHD Name				Street Index Name				Tracing										Batch											
0001/A																															
NOTES																															
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY																			
Permit ID		Issue Date		Type	Description		Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result								
																	07/16/2019 10/01/2014 04/12/2006				WS CG AF	02 02 00	Measure, Card Left Measure, Card Left Measur+Listed								
LAND LINE VALUATION SECTION																															
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price		I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value							
1	1060	Vacant W/Acc						0	SF	0.00		1.0000	3	1.0000	1.00	50	1.00			Spec Use	Spec Calc	.00	0.00	0							
Total Card Land Units:				0.00		AC		Parcel Total Land Area:				0 AC				Total Land Value:															

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)														
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description											
Model	00		Vacant																
					MIXED USE														
					Code	Description		Percentage											
					1060	Vacant W/Acc		100											
					COST/MARKET VALUATION														
					Adj. Base Rate:		0.00												
					Replace Cost		0												
					AYB														
					EYB		0												
					Dep Code														
Remodel Rating																			
Year Remodeled																			
Dep %																			
Functional ObsInc																			
External ObsInc																			
Cost Trend Factor		1																	
Condition																			
% Complete																			
Overall % Cond																			
Apprais Val																			
Dep % Ovr		0																	
Dep Ovr Comment																			
Misc Imp Ovr		0																	
Misc Imp Ovr Comment																			
Cost to Cure Ovr		0																	
Cost to Cure Ovr Comment																			
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																			
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value							
SHD2	W/LIGHTS ET			L	192	21.00	2009		0		50	2,000							
BUILDING SUB-AREA SUMMARY SECTION																			
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value							
Ttl. Gross Liv/Lease Area:				0		0		0											

No Photo On Record

No Photo On Record

[illegible]

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)														
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description											
Model	00		Vacant																
					MIXED USE														
					Code	Description		Percentage											
					1060	Vacant W/Acc		100											
					COST/MARKET VALUATION														
					Adj. Base Rate:		0.00												
					Replace Cost		0												
					AYB														
					EYB		0												
					Dep Code														
					Remodel Rating														
					Year Remodeled														
					Dep %														
					Functional ObsInc														
					External ObsInc														
Cost Trend Factor		1																	
Condition																			
% Complete																			
Overall % Cond																			
Apprais Val																			
Dep % Ovr		0																	
Dep Ovr Comment																			
Misc Imp Ovr		0																	
Misc Imp Ovr Comment																			
Cost to Cure Ovr		0																	
Cost to Cure Ovr Comment																			
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																			
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value							
SHD2	W/LIGHTS ET			L	256	21.00	2015		0		100	5,400							

No Photo On Record

Property Location: 4 PIGEON COVE WHARF

Account #

MAP ID: 16/ 4/ 26/ /

Bldg Name:

Vision ID: 100336

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								126 ROCKPORT, MA VISION							
PLACE SCOTT 52 SOUTH ST ROCKPORT, MA 01966 Additional Owners:										Description		Code		Appraised Value		Assessed Value									
											RESIDNTL		1060		2,700		2,700								
		SUPPLEMENTAL DATA																							
		Other ID: Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_892361_3073112						ASSOC PID# A						Total		2,700		2,700							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)											
PLACE SCOTT MORRIS ROBERT F JR				LEASED		12/01/2015		U	V					Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
														2020	1060	2,700		2019	1060	2,700		2018	1060	2,700	
														Total:		2,700		Total:		2,700		Total:		2,700	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description		Amount		Code	Description		Number		Amount									Comm. Int.					
Total:																									
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 2,700 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 2,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 2,700													
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																	
0001/A																									
NOTES																									
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY															
Permit ID		Issue Date		Type	Description		Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result				
															07/16/2019 10/01/2014 04/12/2006			WS CG AF	00 02 00	Measur+Listed Measure, Card Left Measur+Listed					
LAND LINE VALUATION SECTION																									
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value	
1	1060	Vacant W/Acc						0	SF	0.00	1.0000	3	1.0000	1.00	50	1.00			Spec Use	Spec Calc	.00		0.00	0	
Total Card Land Units:				0.00		AC		Parcel Total Land Area:				0 AC				Total Land Value:								0	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description				
Model	00		Vacant									
					MIXED USE							
					Code	Description		Percentage				
					1060	Vacant W/Acc		100				
					COST/MARKET VALUATION							
					Adj. Base Rate:		0.00					
					Replace Cost		0					
					AYB							
					EYB		0					
					Dep Code							
Remodel Rating												
Year Remodeled												
Dep %												
Functional ObsInc												
External ObsInc												
Cost Trend Factor		1										
Condition												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr		0										
Dep Ovr Comment												
Misc Imp Ovr		0										
Misc Imp Ovr Comment												
Cost to Cure Ovr		0										
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD2	W/LIGHTS ET			L	256	21.00	2009		0		50	2,700
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value	
Ttl. Gross Liv/Lease Area:				0		0	0					

No Photo On Record

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																
WADDELL JAMES E 13 PROSPECT ST ROCKPORT, MA 01966 Additional Owners:																				Description		Code		Appraised Value		Assessed Value		126 ROCKPORT, MA VISION								
																RESIDNTL				1060		2,100		2,100												
				SUPPLEMENTAL DATA																																
				Other ID: Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_892361_3073112				ASSOC PID# A																												
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u	v/i	SALE PRICE				V.C.	PREVIOUS ASSESSMENTS (HISTORY)																	
WADDELL JAMES E																			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value							
																			2020	1060	2,100		2019	1060	2,100		2018	1060	2,100							
																			Total:		2,100		Total:		2,100		Total:		2,100							
EXEMPTIONS								OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																
Year	Type	Description				Amount				Code	Description				Number				Amount									Comm. Int.								
				Total:																																
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 2,100 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 2,100 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 2,100																								
NBHD/ SUB				NBHD Name				Street Index Name												Tracing				Batch												
0001/A																																				
NOTES																																				
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY																								
Permit ID		Issue Date		Type	Description				Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result											
																			07/16/2019 10/01/2014 04/12/2006				WS CG AF	00 02 00	Measur+Listed Measure, Card Left Measur+Listed											
LAND LINE VALUATION SECTION																																				
B #	Use Code	Use Description				Zone	D	Front	Depth	Units		Unit Price		I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj				Special Pricing				S Adj Fact	Adj. Unit Price		Land Value					
1	1060	Vacant W/Acc								0	SF	0.00		1.0000	3	1.0000	1.00	50	1.00									.00	0.00		0					
Total Card Land Units:												0.00		AC	Parcel Total Land Area:0 AC												Total Land Value:								0	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)																		
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description															
Model	00		Vacant																				
					MIXED USE																		
					Code	Description		Percentage															
					1060	Vacant W/Acc		100															
					COST/MARKET VALUATION																		
					Adj. Base Rate:		0.00																
					Replace Cost		0																
					AYB																		
					EYB		0																
					Dep Code																		
Remodel Rating																							
Year Remodeled																							
Dep %																							
Functional ObsInc																							
External ObsInc																							
Cost Trend Factor		1																					
Condition																							
% Complete																							
Overall % Cond																							
Apprais Val																							
Dep % Ovr		0																					
Dep Ovr Comment																							
Misc Imp Ovr		0																					
Misc Imp Ovr Comment																							
Cost to Cure Ovr		0																					
Cost to Cure Ovr Comment																							
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																							
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value											
SHD2	W/LIGHTS ET			L	200	21.00	2009		0		50	2,100											
BUILDING SUB-AREA SUMMARY SECTION																							
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value											
Ttl. Gross Liv/Lease Area:				0		0		0															

No Photo On Record

No Photo On Record

CURRENT OWNER			TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT								126 ROCKPORT, MA VISION									
KETCHOPULOS JOHN A 7 POOLES LN ROCKPORT, MA 01966 Additional Owners:															Description		Code		Appraised Value		Assessed Value											
															RESIDNTL		1060		2,000		2,000											
SUPPLEMENTAL DATA																																
Other ID: Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_892361_3073112									A ASSOC PID#																							
Total:																	2,000		2,000													
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																	
KETCHOPULOS JOHN A															Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value							
															2020	1060	2,000		2019	1060	2,000		2018	1060	2,000							
															Total:		2,000		Total:		2,000		Total:		2,000							
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Type	Description			Amount		Code	Description			Number		Amount												Comm. Int.							
Total:																																
ASSESSING NEIGHBORHOOD															APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 2,000 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 2,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 2,000																	
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																					
0001/A																																
NOTES																																
BUILDING PERMIT RECORD															VISIT/ CHANGE HISTORY																	
Permit ID		Issue Date		Type	Description			Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result								
																		07/16/2019 10/01/2014 04/12/2006				WS CG AF	00 02 00	Measur+Listed Measure, Card Left Measur+Listed								
LAND LINE VALUATION SECTION																																
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price		I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj			Special Pricing			S Adj Fact	Adj. Unit Price		Land Value				
1	1060	Vacant W/Acc							0	SF	0.00		1.0000	3	1.0000	1.00	50	1.00				Spec Use	Spec Calc		00	0.00		0				
Total Card Land Units:										0.00		AC	Parcel Total Land Area:										0 AC		Total Land Value:							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																	
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description														
Model	00		Vacant																				
						MIXED USE																	
						Code	Description			Percentage													
						1060	Vacant W/Acc			100													
						COST/MARKET VALUATION																	
						Adj. Base Rate:			0.00														
						Replace Cost			0														
						AYB																	
						EYB			0														
						Dep Code																	
Remodel Rating																							
Year Remodeled																							
Dep %																							
Functional ObsInc																							
External ObsInc																							
Cost Trend Factor			1																				
Condition																							
% Complete																							
Overall % Cond																							
Apprais Val																							
Dep % Ovr			0																				
Dep Ovr Comment																							
Misc Imp Ovr			0																				
Misc Imp Ovr Comment																							
Cost to Cure Ovr			0																				
Cost to Cure Ovr Comment																							
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																							
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value											
SHD2	W/LIGHTS ET			L	192	21.00	2009		0		50	2,000											

No Photo On Record

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																									
VANDERPOOL JAMES 29 SQUAM HILL RD ROCKPORT, MA 01966 Additional Owners:																				Description		Code		Appraised Value		Assessed Value		126 ROCKPORT, MA VISION																	
																RESIDNTL				1060		2,500		2,500																					
				SUPPLEMENTAL DATA																																									
				Other ID: Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_892361_3073112				ASSOC PID# A																																					
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE				V.C.		PREVIOUS ASSESSMENTS (HISTORY)																							
VANDERPOOL JAMES																						Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value							
																						2020		1060		2,500		2019		1060		2,500		2018		1060		2,500							
																						Total:				2,500		Total:				2,500		Total:				2,500							
EXEMPTIONS								OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Type		Description				Amount				Code		Description				Number										Amount				Comm. Int.													
				Total:																																									
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 2,500 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 2,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 2,500																													
NBHD/ SUB				NBHD Name				Street Index Name				Tracing												Batch																					
0001/A																																													
NOTES																																													
BUILDING PERMIT RECORD																VISIT/ CHANGE HISTORY																													
Permit ID		Issue Date		Type		Description				Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type		IS		ID		Cd.		Purpose/Result															
																				07/16/2019						WS		00		Measur+Listed															
																				10/01/2014						CG		02		Measure, Card Left															
																				04/12/2006						AF		00		Measur+Listed															
LAND LINE VALUATION SECTION																																													
B #		Use Code		Use Description				Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj		Special Pricing				S Adj Fact		Adj. Unit Price		Land Value			
1		1060		Vacant W/Acc												0 SF		0.00		1.0000		3		1.0000		1.00		50		1.00										.00		0.00		0	
Total Card Land Units:																0.00		AC		Parcel Total Land Area:0 AC										Total Land Value:										0					

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																	
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description														
Model	00		Vacant																				
						MIXED USE																	
						Code	Description			Percentage													
						1060	Vacant W/Acc			100													
						COST/MARKET VALUATION																	
						Adj. Base Rate:			0.00														
						Replace Cost			0														
						AYB																	
						EYB			0														
						Dep Code																	
						Remodel Rating																	
						Year Remodeled																	
						Dep %																	
						Functional ObsInc																	
						External ObsInc																	
Cost Trend Factor			1																				
Condition																							
% Complete																							
Overall % Cond																							
Apprais Val																							
Dep % Ovr			0																				
Dep Ovr Comment																							
Misc Imp Ovr			0																				
Misc Imp Ovr Comment																							
Cost to Cure Ovr			0																				
Cost to Cure Ovr Comment																							
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																							
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value											
SHD2	W/LIGHTS ET			L	480	21.00	2009		0		25	2,500											

No Photo On Record

Vision ID: 100356

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 **Card** 1 of 1

CURRENT OWNER						TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT														
POLISSON JASON PO BOX 7086 LANESVILLE STATION GLOUCESTER, MA 01930 Additional Owners:																						Description		Code		Appraised Value		Assessed Value								
																						RESIDNTL		1060		3,800		3,800								
						SUPPLEMENTAL DATA																														
						Other ID: Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_892361_3073112								ASSOC PID# A																						
																						Total				3,800		3,800								
RECORD OF OWNERSHIP						BK-VOL/PAGE				SALE DATE				q/u	v/i	SALE PRICE				V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
POLISSON JASON HALMEN JOHN A						LEASED				08/01/2014				U	V						Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
																					2020	1060	3,800		2019	1060	3,800		2018	1060	3,800					
																		Total:		3,800		Total:		3,800		Total:		3,800								
EXEMPTIONS						OTHER ASSESSMENTS																This signature acknowledges a visit by a Data Collector or Assessor														
Year	Type	Description				Amount		Code	Description				Number		Amount		Comm. Int.																			
						Total:																		APPRAISED VALUE SUMMARY												
																								Appraised Bldg. Value (Card) 0												
																								Appraised XF (B) Value (Bldg) 0												
																								Appraised OB (L) Value (Bldg) 3,800												
																								Appraised Land Value (Bldg) 0												
																								Special Land Value 0												
																								Total Appraised Parcel Value 3,800												
																								Valuation Method: C												
																								Adjustment: 0												
																								Net Total Appraised Parcel Value 3,800												
BUILDING PERMIT RECORD																		VISIT/ CHANGE HISTORY																		
Permit ID		Issue Date		Type	Description				Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type		IS	ID	Cd.	Purpose/Result										
8630		08/18/2014		CM	Commercial				2,000		03/19/2015		100				RE-SIDE FISH SHACK		07/16/2019 03/19/2015 10/01/2014 04/12/2006					WS JG CG AF	00 11 02 00	Measur+Listed Building Permit Inspection Measure, Card Left Measur+Listed										
LAND LINE VALUATION SECTION																																				
B #	Use Code	Use Description				Zone	D	Front	Depth	Units		Unit Price		I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj				Special Pricing				S Adj Fact	Adj. Unit Price		Land Value					
1	1060	Vacant W/Acc								0	SF	0.00		1.0000	3	1.0000	1.00	50	1.00									.00	0.00		0					
Total Card Land Units:										0.00		AC	Parcel Total Land Area:0 AC										Total Land Value:												0	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description				
Model	00		Vacant									
					MIXED USE							
					Code	Description		Percentage				
					1060	Vacant W/Acc		100				
					COST/MARKET VALUATION							
					Adj. Base Rate:		0.00					
					Replace Cost		0					
					AYB							
					EYB		0					
					Dep Code							
					Remodel Rating							
Year Remodeled												
Dep %												
Functional ObsInc												
External ObsInc												
Cost Trend Factor		1										
Condition												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr		0										
Dep Ovr Comment												
Misc Imp Ovr		0										
Misc Imp Ovr Comment												
Cost to Cure Ovr		0										
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD2	W/LIGHTS ET			L	240	21.00	2009		0		75	3,800
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
Ttl. Gross Liv/Lease Area:				0		0		0				

No Photo On Record

No Photo On Record

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT													
HILLIER FRED C 2 CASTLE LN ROCKPORT, MA 01966 Additional Owners:																				Description		Code		Appraised Value		Assessed Value		126 ROCKPORT, MA					
																				RESIDNTL		1060		900		900							
				SUPPLEMENTAL DATA												A		ASSOC PID#		Total		900		900									
				Other ID: Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_892361_3073112																													
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u	v/i	SALE PRICE				V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
HILLIER FRED C																			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
																			2020	1060	900		2019	1060	900		2018	1060	900				
																			Total:		900		Total:		900		Total:		900				
EXEMPTIONS				OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Type	Description				Amount				Code	Description				Number											Amount		Comm. Int.					
Total:																																	
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 900 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 900																	
NBHD/ SUB				NBHD Name				Street Index Name				Tracing														Batch							
0001/A																																	
NOTES																																	
BUILDING PERMIT RECORD																VISIT/ CHANGE HISTORY																	
Permit ID		Issue Date		Type	Description				Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type		IS		ID	Cd.	Purpose/Result						
																			07/16/2019 10/01/2014 04/12/2006						WS CG AF	00 02 00	Measur+Listed Measure, Card Left Measur+Listed						
LAND LINE VALUATION SECTION																																	
B #	Use Code	Use Description				Zone	D	Front	Depth	Units		Unit Price		I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj				Special Pricing			S Adj Fact	Adj. Unit Price		Land Value			
1	1060	Vacant W/Acc								0	SF	0.00		1.0000	3	1.0000	1.00	50	1.00					Spec Use	Spec Calc		.00	0.00		0			
Total Card Land Units:										0.00		AC	Parcel Total Land Area:0 AC										Total Land Value:										0

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)														
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description											
Model	00		Vacant																
					MIXED USE														
					Code	Description		Percentage											
					1060	Vacant W/Acc		100											
					COST/MARKET VALUATION														
					Adj. Base Rate:		0.00												
					Replace Cost		0												
					AYB														
					EYB		0												
					Dep Code														
					Remodel Rating														
					Year Remodeled														
					Dep %														
					Functional ObsInc														
					External ObsInc														
Cost Trend Factor		1																	
Condition																			
% Complete																			
Overall % Cond																			
Apprais Val																			
Dep % Ovr		0																	
Dep Ovr Comment																			
Misc Imp Ovr		0																	
Misc Imp Ovr Comment																			
Cost to Cure Ovr		0																	
Cost to Cure Ovr Comment																			
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																			
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value							
SHD2	W/LIGHTS ET			L	180	21.00	2009		0		25	900							
BUILDING SUB-AREA SUMMARY SECTION																			
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value							
Ttl. Gross Liv/Lease Area:				0		0		0											

No Photo On Record

No Photo On Record

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT											
POLISSON MICHAEL 18G MILLBROOK ROCKPORT, MA 01966 Additional Owners:																				Description		Code		Appraised Value		Assessed Value		126 ROCKPORT, MA <			

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)														
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description											
Model	00		Vacant																
					MIXED USE														
					Code	Description		Percentage											
					1060	Vacant W/Acc		100											
					COST/MARKET VALUATION														
					Adj. Base Rate:		0.00												
					Replace Cost		0												
					AYB														
					EYB		0												
					Dep Code														
					Remodel Rating														
					Year Remodeled														
					Dep %														
					Functional ObsInc														
					External ObsInc														
Cost Trend Factor		1																	
Condition																			
% Complete																			
Overall % Cond																			
Apprais Val																			
Dep % Ovr		0																	
Dep Ovr Comment																			
Misc Imp Ovr		0																	
Misc Imp Ovr Comment																			
Cost to Cure Ovr		0																	
Cost to Cure Ovr Comment																			
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																			
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value							
SHD2	W/LIGHTS ET			L	180	21.00	2009		0		25	900							
BUILDING SUB-AREA SUMMARY SECTION																			
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value							
Ttl. Gross Liv/Lease Area:				0		0		0											

No Photo On Record

No Photo On Record

Vision ID: 100359

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 **Card** 1 of 1

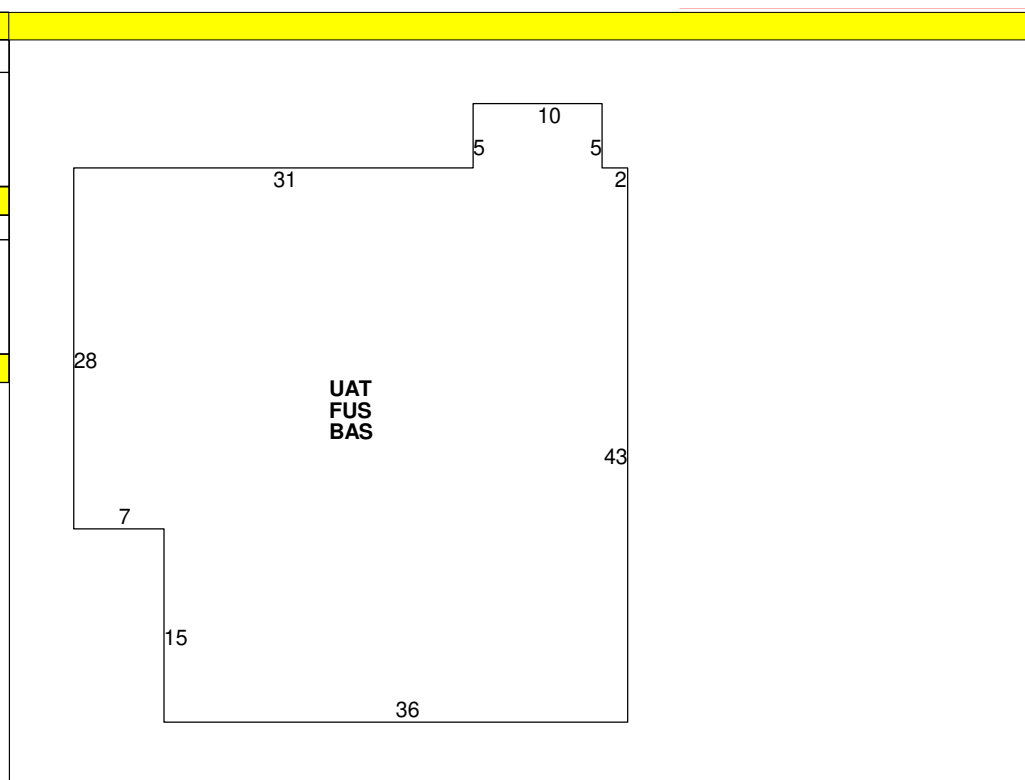
CURRENT OWNER				TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT								126 ROCKPORT, MA VISION			
PIGEON COVE FISHERMENS COOP 67 CURTIS ST ROCKPORT, MA 01966 Additional Owners:				4	Rolling	1	All Public	1	Paved	4	Bus. District	Description		Code	Appraised Value		Assessed Value										
										COMMERC.		3250	99,000		99,000												
										COMMERC.		3250	26,900		26,900												
SUPPLEMENTAL DATA																											
Other ID: Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_892361_3073112								A ASSOC PID#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE			SALE DATE			q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
PIGEON COVE FISHERMENS COOP PIGEON COVE BOAT OWNERS ASSOC INC				LEASED			07/01/2013			U	I				Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
															2020	3250	94,000		2019	3250	89,100		2018	3250	89,100		
															2020	3250	26,900		2019	3250	26,900		2018	3250	26,900		
													Total:		120,900		Total:		116,000		Total:		116,000				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Type	Description			Amount			Code	Description													Number		Amount		Comm. Int.	
Total:																											
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 99,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 26,900 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 125,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 125,900															
NBHD/ SUB		NBHD Name				Street Index Name				Tracing												Batch					
0001/A																											
NOTES																											
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY															
Permit ID		Issue Date		Type	Description			Amount		Insp. Date		% Comp.	Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result				
10806		06/14/2019		RS	Residential			9,800				100			INSTALL VINYL SIDING		04/19/2017				DR	11	Building Permit Inspection				
9326		04/11/2016		RS	Residential			76,000				100	04/19/2017		CONSTRUCT CONCRETE		03/22/2016				KH	11	Building Permit Inspection				
8974		06/12/2015		RS	Residential			6,800				100			STRUCTURAL REINFORCING		06/28/2006				MM	02	Measure, Card Left				
LAND LINE VALUATION SECTION																											
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price		I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value		
1	3250	Retail <10,000 SF							0	SF	0.00		3.0000	9	1.0000	1.00	C	1.05					.00	0.00	0		
Total Card Land Units:										0.00 AC		Parcel Total Land Area: 0 AC										Total Land Value:				0	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	48		Warehouse				
Model	94		Commercial				
Grade	03		Average				
Stories	2						
Occupancy				MIXED USE			
Exterior Wall 1	14		Wood Shingle	Code	Description		Percentage
Exterior Wall 2				3250	Retail <10,000 SF		100
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	02		Wall Brd/Wood				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	03		Concr-Finished	Adj. Base Rate:			38.63
Interior Floor 2	14		Carpet				
Heating Fuel	03		Gas	Replace Cost			145,519
Heating Type	03		Hot Air-No Duc	AYB			1978
AC Type	01		None	EYB			1988
				Dep Code			F
Bldg Use	3250		Retail <10,000 SF	Remodel Rating			
Total Rooms				Year Remodeled			
Total Bedrms	00			Dep %			32
Total Baths	0			Functional ObsInc			
				External ObsInc			
				Cost Trend Factor			1
Heat/AC	00		NONE	Condition			
Frame Type	02		WOOD FRAME	% Complete			
Baths/Plumbing	02		AVERAGE	Overall % Cond			68
Ceiling/Wall	06		CEIL & WALLS	Apprais Val			99,000
Rooms/Prtns	02		AVERAGE	Dep % Ovr			0
Wall Height	10			Dep Ovr Comment			
% Comn Wall				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHP4	W/IMPROV AC			L	756	22.00	0		0		50	8,300
PMP1	PUMP-SING H			L	1	4,150.00	0		0		90	3,700
TNK3	GT-10,000			L	17,000	0.60	0		0		90	9,200
RRR	RAILROAD SP			L	140	45.00	0		0		90	5,700

BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BAS	First Floor	1,794	1,794	1,794	38.63	69,302
FUS	Upper Story, Finished	1,794	1,794	1,794	38.63	69,302
UAT	Attic, Unfinished	0	1,794	179	3.85	6,915



Vision ID: 1468**Account #**

Bldg #: 1 of 1

Sec #: **1 of 1** **Card 1 of 1**

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																	
THE LANDING GROUP INC 200 TERMINAL ST CHARLESTOWN, MA 02129 Additional Owners:				4	Rolling	1	All Public	1	Paved	4	Bus. District	Description		Code	Appraised Value		Assessed Value		126 ROCKPORT, MA VISION										
										INDUSTR. IND LAND		4000 4000	33,700 602,500		33,700 602,500														
				SUPPLEMENTAL DATA																									
				Other ID: 00016 00000 00028							A																		
				Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_891777_3073119												ASSOC PID#		Total		636,200		636,200							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i <th colspan="2">SALE PRICE</th> <th>V.C.</th> <th colspan="8">PREVIOUS ASSESSMENTS (HISTORY)</th>	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
THE LANDING GROUP INC				33337/ 344		06/13/2014		U	I	3,200,000		1V	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
CAPE ANN TOOL LLC				31762/ 306		09/27/2012		U	I	1,500,000		1V	2020	4000	33,000		2019	4000	31,600		2018	4000	31,600						
OLD COLONY MARITIME LLC				15989/ 212		10/13/1999		U	I	784,800		1G	2020	4000	495,700		2019	4000	495,700		2018	4000	495,700						
M.O.H ENTERPRISES INC				14288/ 247		08/28/1997		U	I	550,000		1G																	
PIGEON COVE LAND CORP				10850/ 100		06/28/1991		U	I	1		1B																	
CATCO NOMINEE TRUST THE				08713/0343		12/29/1986		U	I	1		1B	Total:		528,700		Total:		527,300		Total:		527,300						
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description		Amount		Code	Description			Number		Amount		Comm. Int.															
				Total:												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 33,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 602,500 Special Land Value 0 Total Appraised Parcel Value 636,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 636,200													
ASSESSING NEIGHBORHOOD																													
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																					
0001/A																													
NOTES																													
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY																			
Permit ID	Issue Date		Type	Description		Amount		Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result											
7991	02/07/2013		DE	Demolish		80,000		04/19/2013	100		DEMOLISH ALL STRUC BATHS/WIND		03/31/2015			JG	11	Building Permit Inspection											
2908	03/05/1999		CM	Commercial		26,000		04/02/2003	100	01/01/2003			03/21/2014			DG	11	Building Permit Inspection											
													04/19/2013			JG	11	Building Permit Inspection											
													06/08/2012			JG	11	Building Permit Inspection											
													06/30/2006			MM	02	Measure, Card Left											
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value						
1	4000	Manufacturing Bldg		G	D			3.06	AC	189,900.00	3.9500	9	1.0000	0.25	C	1.05					1.00	196,902.56	602,500						
Total Card Land Units:										3.06	AC	Parcel Total Land Area:					3.06	AC	Total Land Value:										602,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	40		Light Indust				
Model	96		Industrial				
Grade	02		Below Average				
Stories	1						
Occupancy	1			MIXED USE			
Exterior Wall 1	03		Below Average	Code	Description		Percentage
Exterior Wall 2				4000	Manufacturing Bldg		100
Roof Structure	01		Flat				
Roof Cover	01		Metal/Tin				
Interior Wall 1	01		Minim/Masonry				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	03		Concr-Finished	Adj. Base Rate:			37.64
Interior Floor 2							
Heating Fuel	02		Oil	Replace Cost			337,274
Heating Type	05		Hot Water	AYB			1919
AC Type	01		None	EYB			1970
				Dep Code			P
Bldg Use	4000		Manufacturing Bldg	Remodel Rating			
Total Rooms				Year Remodeled			
Total Bedrms	00			Dep %			50
Total Baths	0			Functional ObsInc			
				External ObsInc			
				Cost Trend Factor			1
Heat/AC	00		NONE	Condition			PD
Frame Type	05		STEEL	% Complete			10
Baths/Plumbing	02		AVERAGE	Overall % Cond			10
Ceiling/Wall	02		CEILING ONLY	Apprais Val			33,700
Rooms/Prtns	02		AVERAGE	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
% Comn Wall	0			Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BAS	First Floor	8,736	8,736	8,736	37.64	328,806
UST	Utility, Storage, Unfinished	0	750	225	11.29	8,469

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<i>Ttl. Gross Liv/Lease Area:</i>	8,736	9,486	8,961		337,274

UST[750]

112

78



Vision ID: 1469

Account #

Bldg #: 1 of 2

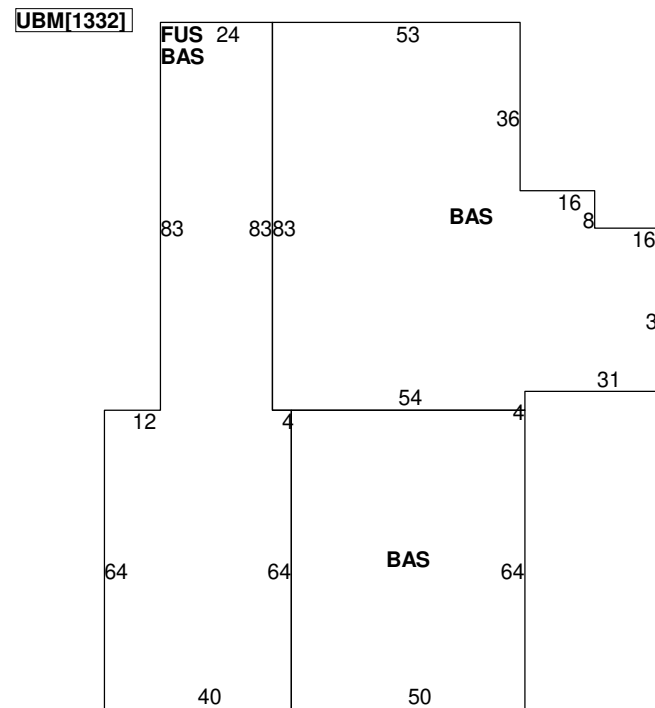
Sec #: 1 of 1 **Card 1 of 2**

CURRENT OWNER				TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT												
THE LANDING GROUP INC 200 TERMINAL ST CHARLESTOWN, MA 02129 Additional Owners:				4	Rolling		1	All Public		1	Paved		4	Bus. District		Description		Code	Appraised Value		Assessed Value							
															INDUSTR.	4000	361,600		361,600									
															IND LAND	4000	65,200		65,200									
SUPPLEMENTAL DATA															VISION													
Other ID: 00016 00000 00028A										A																		
Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_891744_3072788																												
ASSOC PID#															Total		426,800		426,800									
RECORD OF OWNERSHIP				BK-VOL/PAGE			SALE DATE			q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
THE LANDING GROUP INC				33337/ 344			06/13/2014			U	I	3,200,000		1V	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
CAPE ANN TOOL LLC				31762/ 306			09/27/2012			U	I	1,500,000		1V	2020	4000	348,300		2019	4000	333,500		2018	4000	333,500			
OLD COLONY MARITIME LLC				15989/ 212			10/13/1999			U	I	784,800		1G	2020	4000	65,200		2019	4000	65,200		2018	4000	65,200			
M.O.H ENTERPRISES INC				14288/ 247			08/28/1997			U	I	550,000		1G														
PIGEON COVE LAND CORP				10850/ 100			06/28/1991			U	I	1		1B														
CATCO NOMINEE TRUST THE				08713/0343			12/29/1986			U	I	1		1B														
Total:															413,500		Total:		398,700		Total:		398,700					
EXEMPTIONS				OTHER ASSESSMENTS											This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description		Amount		Code	Description		Number		Amount		Comm. Int.															
Total:																												
ASSESSING NEIGHBORHOOD															APPRAISED VALUE SUMMARY													
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																	
0001/A																												
NOTES															Net Total Appraised Parcel Value 426,800													
BUILDING PERMIT RECORD															VISIT/ CHANGE HISTORY													
Permit ID		Issue Date		Type	Description		Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date	Type	IS	ID	Cd.	Purpose/Result								
8477				CM	Commercial		400,000		03/18/2015	20			INSTALL NEW ROOF, V		03/18/2015			JG	11	Building Permit Inspection								
															04/12/2013			JG	11	Building Permit Inspection								
															06/06/2012			DG	00	Measur+Listed								
															06/30/2006			MM	02	Measure, Card Left								
															11/07/1996			RM	04	Measur/Vac/Boarded up								
LAND LINE VALUATION SECTION																												
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value					
1	4000	Manufacturing Bldg		GD				0.54 AC		115,000.00	1.0000	0	1.0000	1.00	C	1.05					1.00	120,750.00	65,200					
Total Card Land Units:										0.54 AC		Parcel Total Land Area:0.54 AC										Total Land Value:					65,200	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	40		Light Indust				
Model	96		Industrial				
Grade	02		Below Average				
Stories	1.5						
Occupancy	1			MIXED USE			
Exterior Wall 1	15		Concr/Cinder	Code	Description		Percentage
Exterior Wall 2				4000	Manufacturing Bldg		100
Roof Structure	01		Flat				
Roof Cover	04		Tar & Gravel				
Interior Wall 1	01		Minim/Masonry				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	03		Concr-Finished	Adj. Base Rate:			40.06
Interior Floor 2							
Heating Fuel	02		Oil	Replace Cost			732,599
Heating Type	04		Forced Air-Duc	AYB			1968
AC Type	01		None	EYB			1977
				Dep Code			P
Bldg Use	4000		Manufacturing Bldg	Remodel Rating			
Total Rooms				Year Remodeled			
Total Bedrms	00			Dep %			43
Total Baths	0			Functional ObsInc			
				External ObsInc			
				Cost Trend Factor			1
Heat/AC	00		NONE	Condition			PD
Frame Type	04		REINF. CONCR	% Complete			20
Baths/Plumbing	02		AVERAGE	Overall % Cond			20
Ceiling/Wall	02		CEILING ONLY	Apprais Val			146,500
Rooms/Prtns	02		AVERAGE	Dep % Ovr			0
Wall Height	16			Dep Ovr Comment			
% Comn Wall	0			Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BAS	First Floor	13,403	13,403	13,403	40.06	536,911
FUS	Upper Story, Finished	4,552	4,552	4,552	40.06	182,349
UBM	Basement, Unfinished	0	1,332	333	10.01	13,340
<i>Ttl. Gross Liv/Lease Area:</i>		17,955	19,287	18,288		732,599



Property Location: GRANITE ST
Vision ID: 1469

Account #
Bldg #: 2 of 2
Sec #: 1 of 1
Card 2 of 2

Bldg Name:

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				<div>126 ROCKPORT, MA</div> <div>VISION</div>																
THE LANDING GROUP INC 200 TERMINAL ST CHARLESTOWN, MA 02129 Additional Owners:		4 Rolling		1 All Public		1 Paved		4 Bus. District		Description		Code						Appraised Value		Assessed Value										
										INDUSTR. IND LAND		4000 4000						361,600 65,200		361,600 65,200										
SUPPLEMENTAL DATA																														
Other ID: 00016 00000 00028A Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_891744_3072788										A ASSOC PID#																				
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
THE LANDING GROUP INC CAPE ANN TOOL LLC OLD COLONY MARITIME LLC M.O.H ENTERPRISES INC PIGEON COVE LAND CORP CATCO NOMINEE TRUST THE										33337/ 344 31762/ 306 15989/ 212 14288/ 247 10850/ 100 08713/0343		06/13/2014 09/27/2012 10/13/1999 08/28/1997 06/28/1991 12/29/1986		U	I	3,200,000 1,500,000 784,800 550,000 1 1		1V 1V 1G 1G 1B 1B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
																			2020	4000	348,300		2019	4000	333,500		2018	4000	333,500	
																			2020	4000	65,200		2019	4000	65,200		2018	4000	65,200	
																			Total:		413,500		Total:		398,700		Total:		398,700	
																			EXEMPTIONS										OTHER ASSESSMENTS	
Year	Type	Description			Amount			Code	Description			Number		Amount		Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor												
Total:																														
ASSESSING NEIGHBORHOOD																				<div>APPRaised VALUE SUMMARY</div> <div>Appraised Bldg. Value (Card)215,100</div> <div>Appraised XF (B) Value (Bldg)0</div> <div>Appraised OB (L) Value (Bldg)0</div> <div>Appraised Land Value (Bldg)0</div> <div>Special Land Value0</div> <div>Total Appraised Parcel Value426,800</div> <div>Valuation Method:C</div> <div>Adjustment:0</div> <div>Net Total Appraised Parcel Value426,800</div>										
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																			
0001/A																														
NOTES																														
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY																				
Permit ID		Issue Date		Type	Description			Amount		Insp. Date		% Comp.	Date Comp.		Comments		Date	Type	IS	ID	Cd.	Purpose/Result								
																	03/18/2015 04/12/2013 06/06/2012 06/30/2006 11/07/1996			JG JG DG MM RM	11 11 00 02 04	Building Permit Inspection Building Permit Inspection Measur+Listed Measure, Card Left Measur/Vac/Boarded up								
LAND LINE VALUATION SECTION																														
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value						
2	4000	Manufacturing Bldg			GD				0 SF		0.00	1.0000	0	1.0000	1.00		0.00					.00	0.00	0						
Total Card Land Units:					0.00		AC	Parcel Total Land Area:					0.54 AC					Total Land Value:					0							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	40		Light Indust				
Model	96		Industrial				
Grade	01		Minimum				
Stories	1						
Occupancy	1			MIXED USE			
Exterior Wall 1	15		Concr/Cinder	Code	Description		Percentage
Exterior Wall 2	27		Pre-finsh Metl	4000	Manufacturing Bldg		100
Roof Structure	01		Flat				
Roof Cover	04		Tar & Gravel				
Interior Wall 1	01		Minim/Masonry				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	03		Concr-Finished	Adj. Base Rate:			33.76
Interior Floor 2							
Heating Fuel	02		Oil	Replace Cost			2,151,134
Heating Type	03		Hot Air-No Duc	AYB			1968
AC Type	01		None	EYB			1977
				Dep Code			P
Bldg Use	4000		Manufacturing Bldg	Remodel Rating			
Total Rooms				Year Remodeled			
Total Bedrms	00			Dep %			43
Total Baths	0			Functional ObsInc			
				External ObsInc			
				Cost Trend Factor			
Heat/AC	00		NONE	Condition			PD
Frame Type	04		REINF. CONCR	% Complete			10
Baths/Plumbing	02		AVERAGE	Overall % Cond			10
Ceiling/Wall	02		CEILING ONLY	Apprais Val			215,100
Rooms/Prtns	02		AVERAGE	Dep % Ovr			0
Wall Height	20			Dep Ovr Comment			
% Comn Wall	0			Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

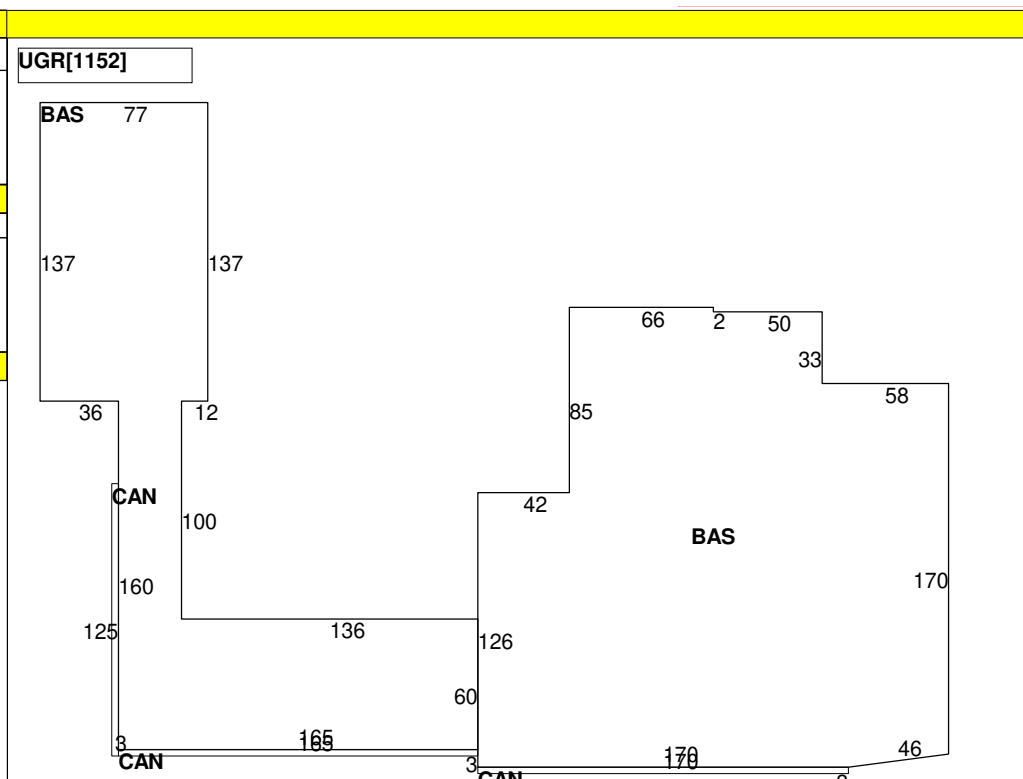
<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BAS	First Floor	63,087	63,087	63,087	33.77	2,130,133
CAN	Canopy	0	1,380	276	6.75	9,319
UGR	Garage, Under	0	1,152	346	10.14	11,683

[illegible][illegible][illegible]

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[illegible]

<i>Ttl. Gross Liv/Lease Area:</i>	63,087	65,619	63,709		2,151,134

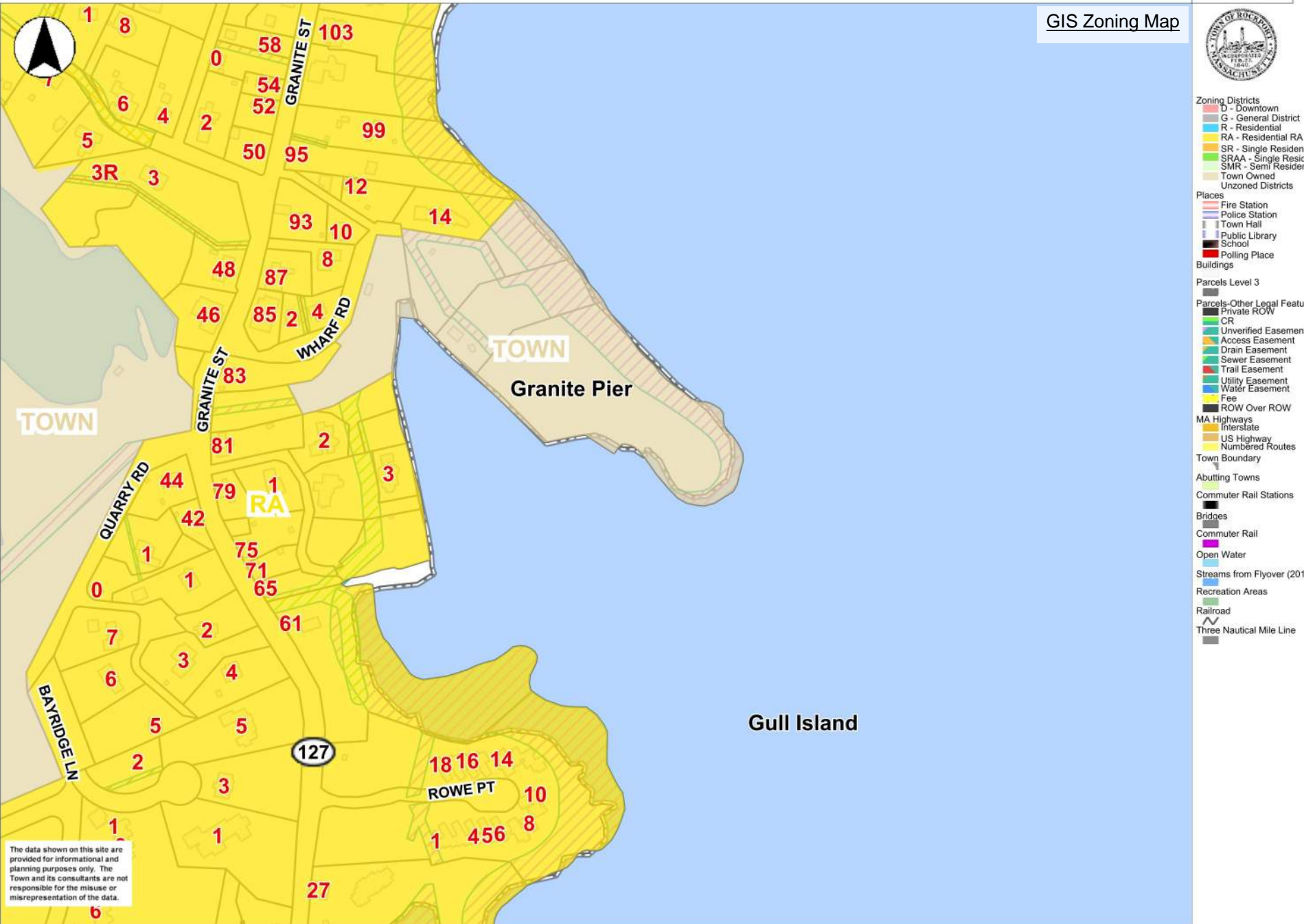


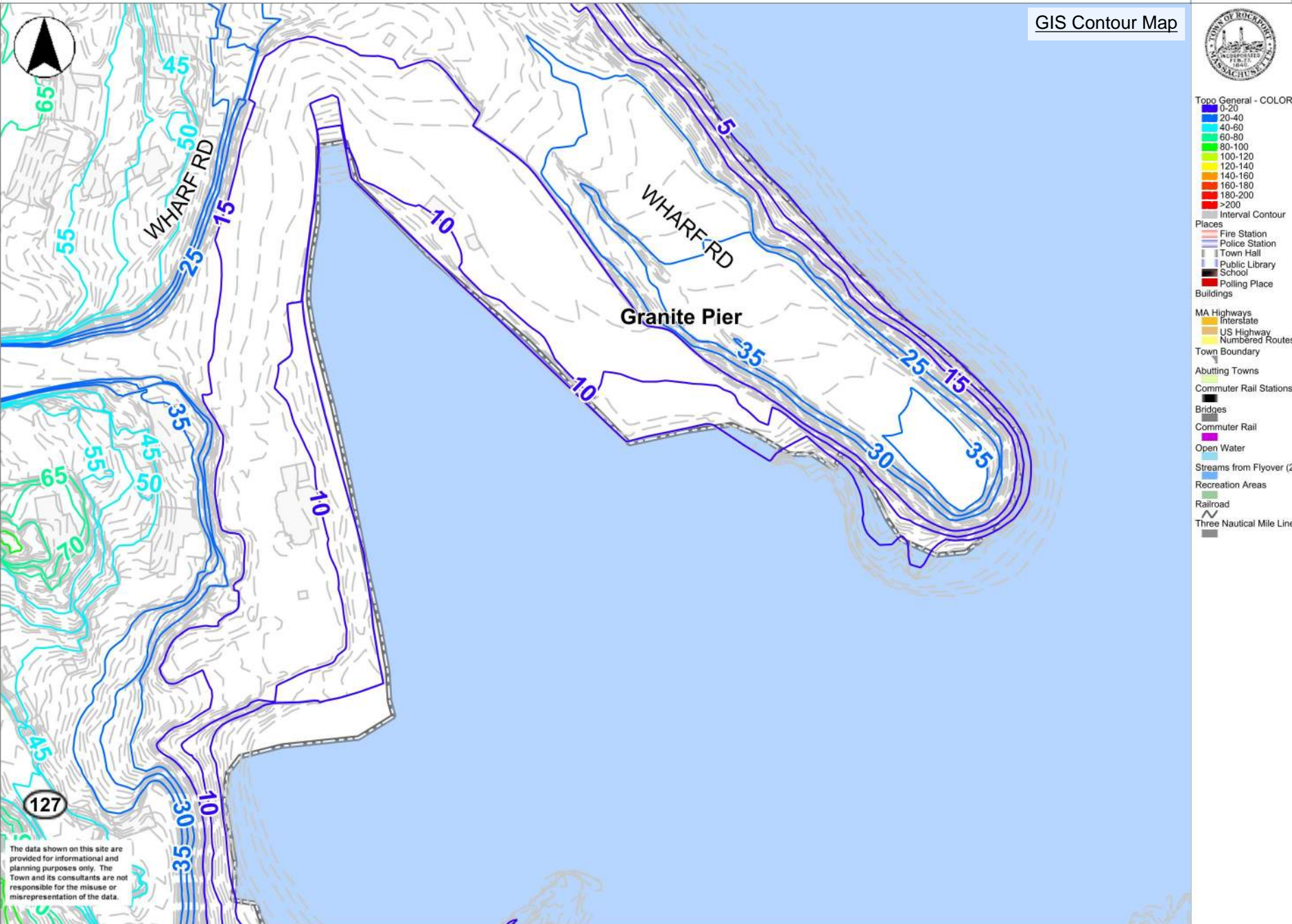
APPENDIX D

Granite Pier – Additional Information

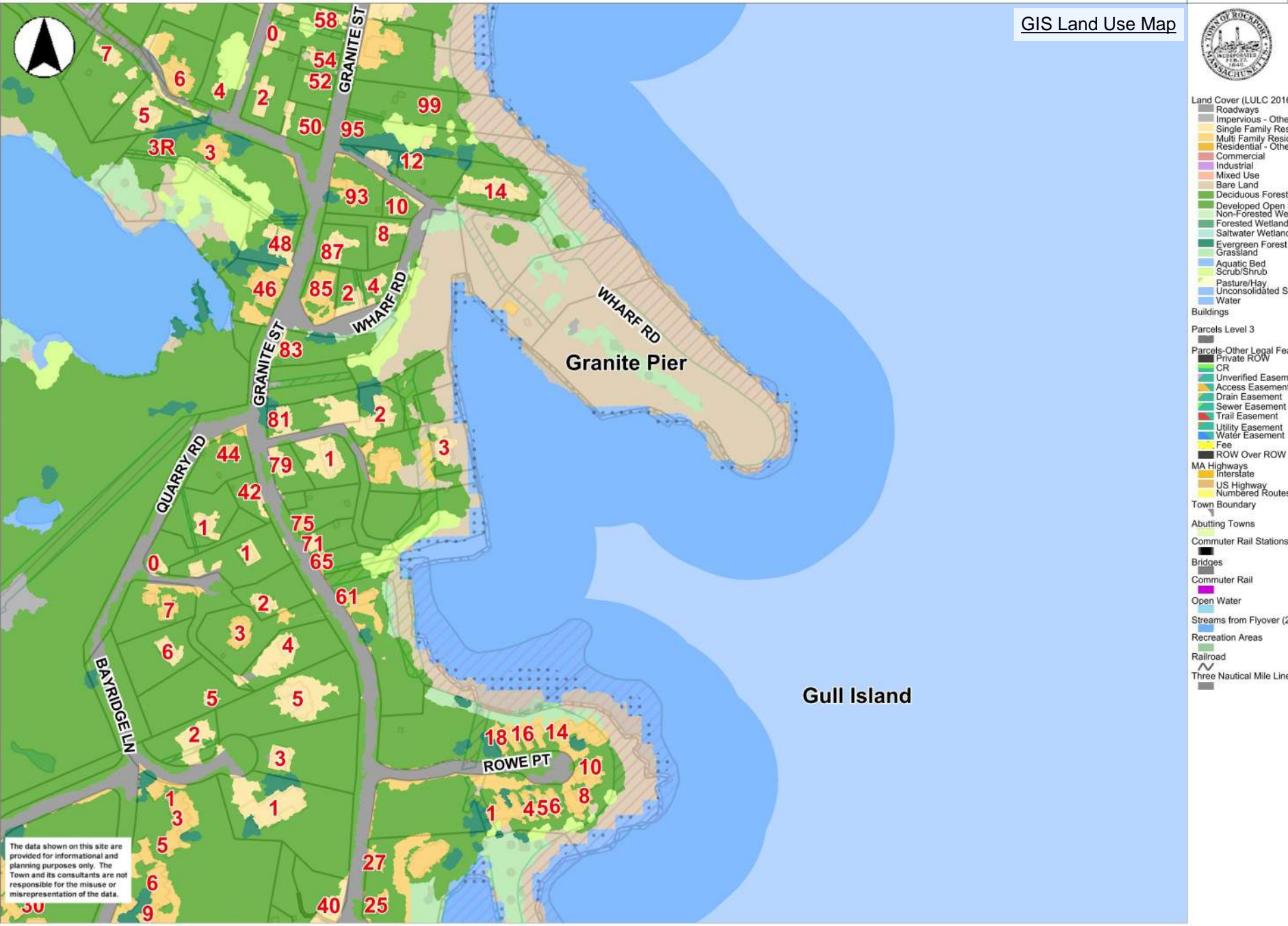


- Zoning Districts**
- D - Downtown
 - G - General District
 - R - Residential
 - RA - Residential RA
 - SR - Single Resident
 - SRRA - Single Resident
 - SMR - Semi Resident
 - Town Owned
 - Unzoned Districts
- Places**
- Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Polling Place
- Buildings**
- Parcels Level 3**
- Parcels-Other Legal Features**
- CR
 - Unverified Easement
 - Access Easement
 - Drain Easement
 - Sewer Easement
 - Trail Easement
 - Utility Easement
 - Water Easement
 - Fee
 - ROW Over ROW
- MA Highways**
- Interstate
 - US Highway
 - Numbered Routes
- Town Boundary**
- Abutting Towns**
- Commuter Rail Stations**
- Bridges**
- Commuter Rail**
- Open Water**
- Streams from Flyover (201**
- Recreation Areas**
- Railroad**
- Three Nautical Mile Line**





- Topo General - COLOR
- 0-20
 - 20-40
 - 40-60
 - 60-80
 - 80-100
 - 100-120
 - 120-140
 - 140-160
 - 160-180
 - 180-200
 - >200
 - Interval Contour
- Places
- Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Polling Place
- Buildings
- MA Highways
- Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Commuter Rail Stations
- Bridges
- Commuter Rail
- Open Water
- Streams from Flyover (201)
- Recreation Areas
- Railroad
- Three Nautical Mile Line



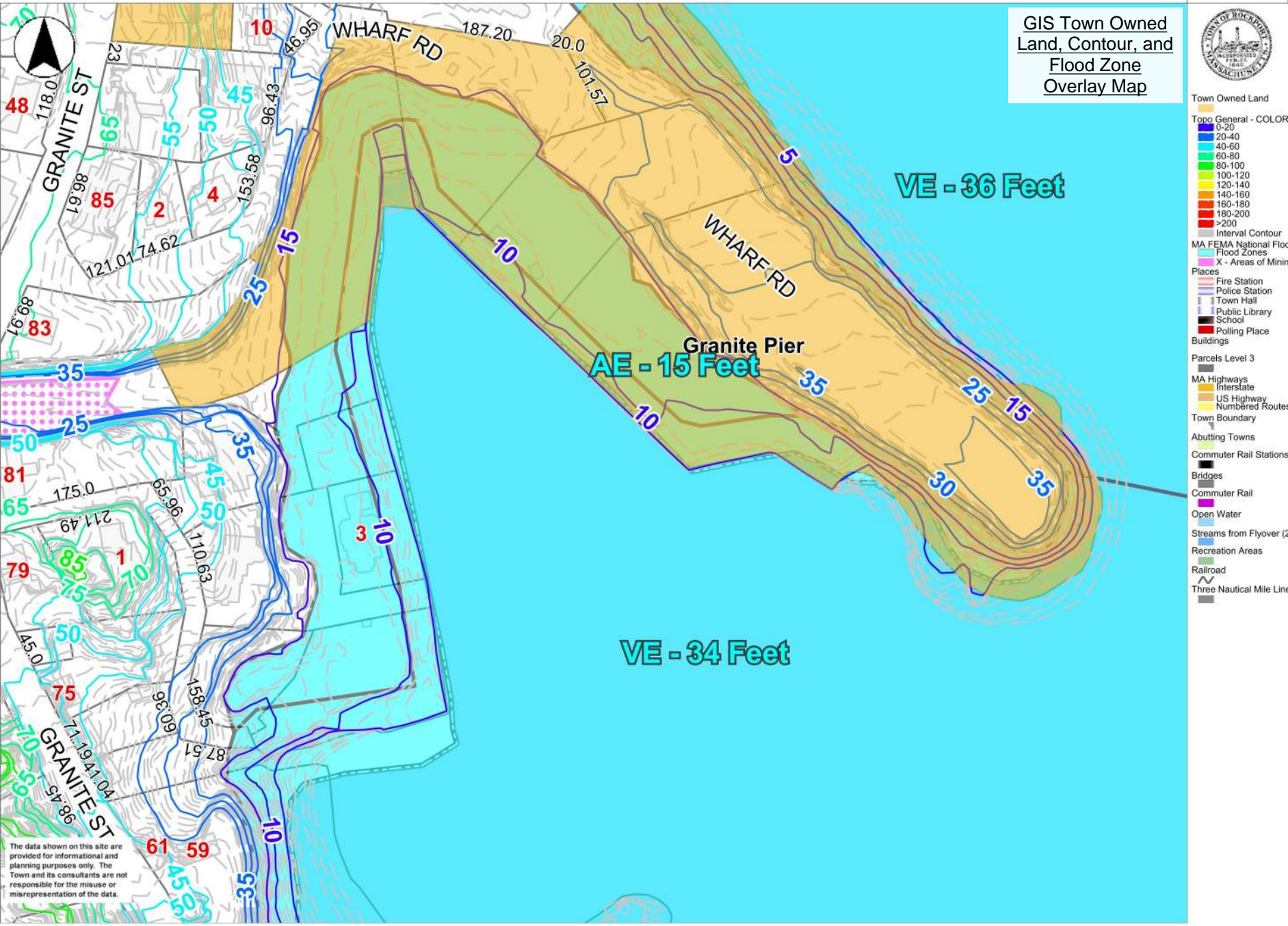
GIS Land Use Map



- Land Cover (LULC 2016)
- Roadways
 - Impervious - Other
 - Single Family Reside
 - Multi Family Reside
 - Residential - Other
 - Commercial
 - Industrial
 - Mixed Use
 - Bare Land
 - Deciduous Forest
 - Developed Open Spa
 - Non-Forested Wetlan
 - Forested Wetland
 - Saltwater Wetland
 - Evergreen Forest
 - Grassland
 - Aquatic Bed
 - Scrub/Shrub
 - Pasture/Hay
 - Unconsolidated Shor
 - Water
- Buildings
- Parcels Level 3
- Parcels-Other Legal Featur
- Private ROW
 - CR
 - Unverified Easement
 - Access Easement
 - Drain Easement
 - Sewer Easement
 - Trail Easement
 - Utility Easement
 - Water Easement
 - Fee
 - ROW Over ROW
- MA Highways
- Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Commuter Rail Stations
- Bridges
- Commuter Rail
- Open Water
- Streams from Flyover (201
- Recreation Areas
- Railroad
- Three Nautical Mile Line



GIS Town Owned
Land, Contour, and
Flood Zone
Overlay Map



- Town Owned Land
- Topo General - COLOR
- 0-20
- 20-40
- 40-60
- 60-80
- 80-100
- 100-120
- 120-140
- 140-160
- 160-180
- 180-200
- >200
- Interval Contour
- MA FEMA National Flood Hazard Zones
- Flood Zones
- X - Areas of Minimal Flood Hazard
- Places
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- Polling Place
- Buildings
- Parcels Level 3
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Abutting Towns
- Commuter Rail Stations
- Bridges
- Commuter Rail
- Open Water
- Streams from Flyover (201)
- Recreation Areas
- Railroad
- Three Nautical Mile Line

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



- 21E Sites
- AUL Sites
- Watersheds
- MA FEMA National Flood Zones
- Flood Zones
- X - Areas of Minimal Buildings
- Parcels Level 3
- Parcels-Other Legal Features
- Private ROW
- CR
- Unverified Easement
- Access Easement
- Drain Easement
- Sewer Easement
- Trail Easement
- Utility Easement
- Water Easement
- Fee
- ROW Over ROW
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Abutting Towns
- Commuter Rail Stations
- Bridges
- Commuter Rail
- Open Water
- Streams from Flyover (201)
- Recreation Areas
- Railroad
- Three Nautical Mile Line

VE - 36 Feet

Granite Pier

VE - 34 Feet
Gull Island

ROWE PT

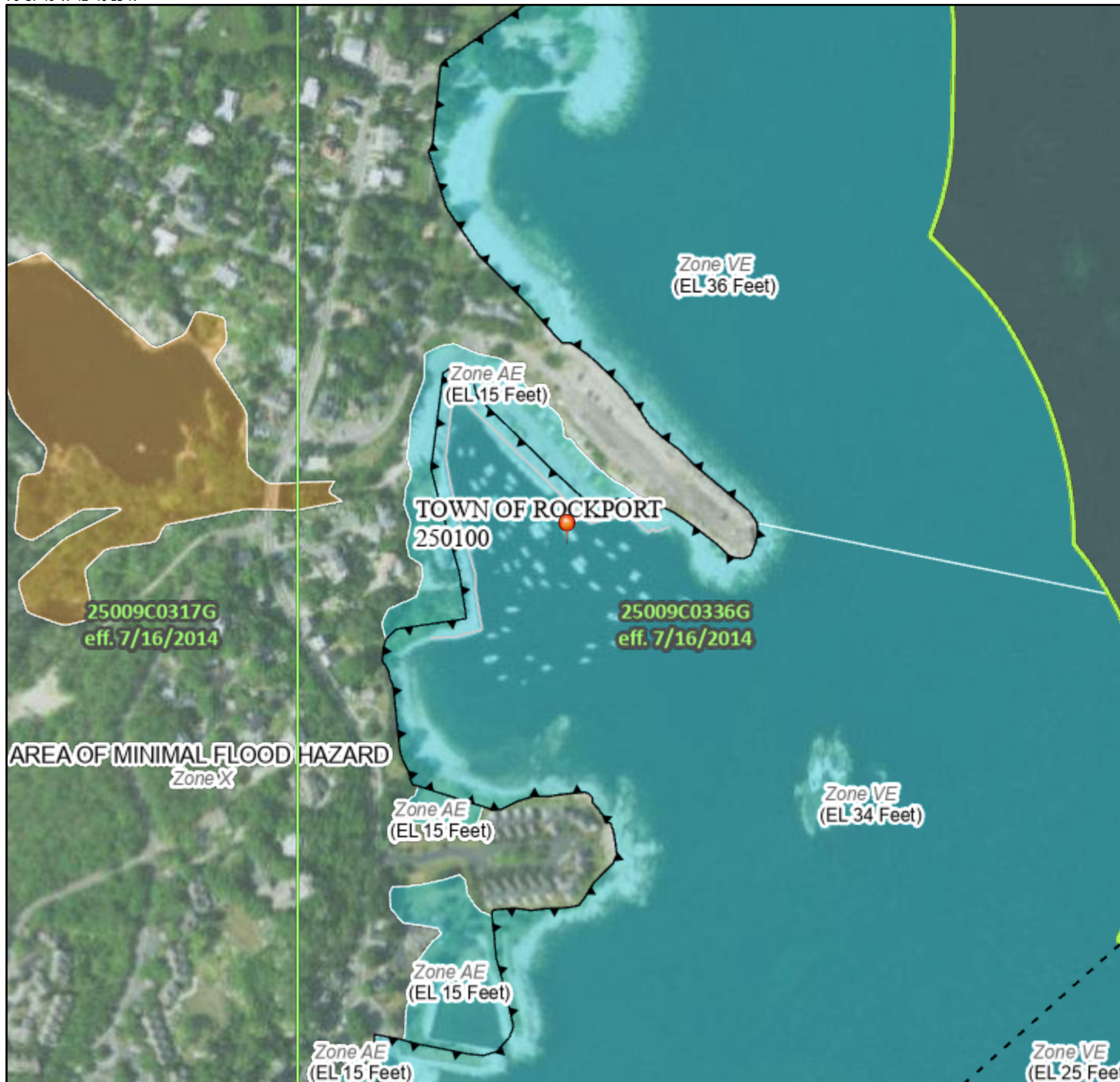
Flat
Ledge
Quarry

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

National Flood Hazard Layer FIRMette



70°37'40"W 42°40'13"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°37'2"W 42°39'46"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



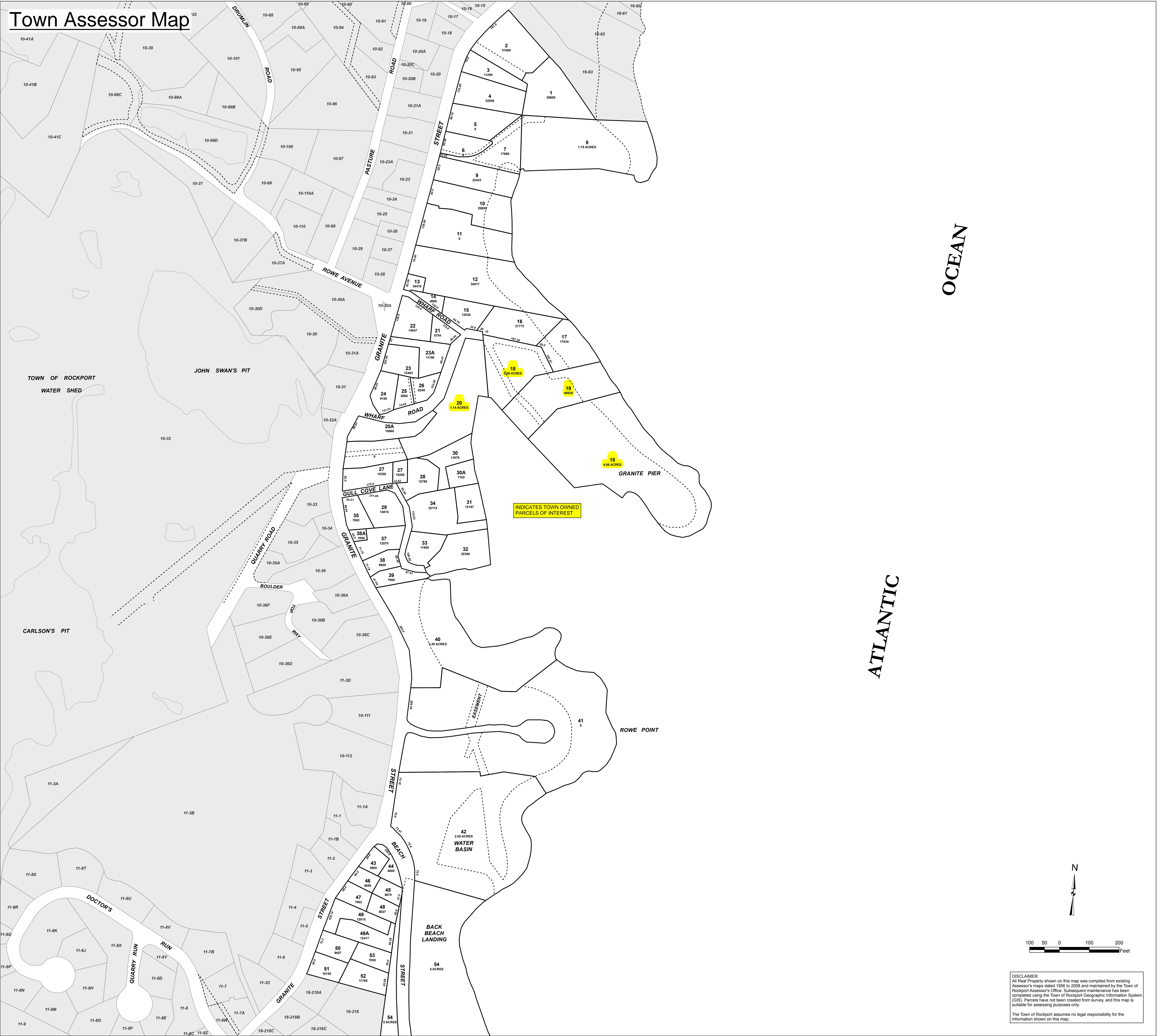
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/2/2021 at 3:07 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Town Assessor Map



CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								
TOWN OF ROCKPORT 34 BROADWAY ROCKPORT, MA 01966 Additional Owners:				4	Rolling	1	All Public	1	Paved	4	Bus. District	Description		Code	Appraised Value		Assessed Value		126 ROCKPORT, MA <	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																			
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																
Model	00		Vacant																						
						MIXED USE																			
						Code	Description			Percentage															
						9030	Municipal V			100															
						COST/MARKET VALUATION																			
						Adj. Base Rate:			0.00																
						Replace Cost			0																
						AYB																			
						EYB			0																
						Dep Code																			
Remodel Rating																									
Year Remodeled																									
Dep %																									
Functional ObsInc																									
External ObsInc																									
Cost Trend Factor			1																						
Condition																									
% Complete																									
Overall % Cond																									
Apprais Val																									
Dep % Ovr			0																						
Dep Ovr Comment																									
Misc Imp Ovr			0																						
Misc Imp Ovr Comment																									
Cost to Cure Ovr			0																						
Cost to Cure Ovr Comment																									
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																									
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value													
BUILDING SUB-AREA SUMMARY SECTION																									
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value													
Ttl. Gross Liv/Lease Area:				0		0		0																	

No Photo On Record

Bldg Name:

Sec #: 1 of 1 **Card** 1 of 1

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																					
TOWN OF ROCKPORT 34 BROADWAY ROCKPORT, MA 01966 Additional Owners:				4	Rolling	1	All Public	1	Paved	4	Bus. District	Description		Code	Appraised Value		Assessed Value		126 ROCKPORT, MA														
										EXM LAND		9030	933,000		933,000																		
										EXEMPT		9030	7,700		7,700																		
				SUPPLEMENTAL DATA												Total		940,700		940,700													
				Other ID: 00017 00000 00019 Sub-Div Photo Ward Prec. Historic Dis GIS ID: F_892154_3069488						A ASSOC PID#																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i <th colspan="2">SALE PRICE</th> <td>V.C.<th colspan="10">PREVIOUS ASSESSMENTS (HISTORY)</th></td>	SALE PRICE		V.C. <th colspan="10">PREVIOUS ASSESSMENTS (HISTORY)</th>	PREVIOUS ASSESSMENTS (HISTORY)																				
TOWN OF ROCKPORT				4335/ 247		01/01/1956				0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value										
													2020	9030	663,900		2019	9030	663,900		2018	9030	616,500										
													2020	9030	7,700		2019	9030	7,700		2018	9030	7,700										
													Total:		671,600		Total:		671,600		Total:		624,200										
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																			
Year	Type	Description		Amount	Code	Description		Number	Amount	Comm. Int.																							
				Total:												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 7,700 Appraised Land Value (Bldg) 933,000 Special Land Value 0 Total Appraised Parcel Value 940,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 940,700																	
ASSESSING NEIGHBORHOOD																																	
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																									
0001/A																																	
NOTES																																	
												BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY									
												Permit ID	Issue Date	Type	Description		Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result					
																							08/16/2019 06/26/2006 11/07/1996 05/07/1985			KE MM RM 00	99 00 00 49	Vacant Measur+Listed Measur+Listed No Change After Inspec					
LAND LINE VALUATION SECTION																																	
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing				S Adj Fact	Adj. Unit Price	Land Value									
																		Spec Use	Spec Calc														
1	9030	Municipal V		RA				40,830	SF	5.51	3.9500	9	1.0000	0.75	70	1.40	WF/TOPO					1.00	22.85	933,000									
Total Card Land Units:									0.94 AC		Parcel Total Land Area:0.94 AC							Total Land Value:							933,000								

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description				
Model	00		Vacant										
						MIXED USE							
						Code	Description			Percentage			
						9030	Municipal V			100			
						COST/MARKET VALUATION							
						Adj. Base Rate:			0.00				
						Replace Cost			0				
						AYB							
						EYB			0				
						Dep Code							
						Remodel Rating							
						Year Remodeled							
						Dep %							
						Functional ObsInc							
						External ObsInc							
Cost Trend Factor			1										
Condition													
% Complete													
Overall % Cond													
Apprais Val													
Dep % Ovr			0										
Dep Ovr Comment													
Misc Imp Ovr			0										
Misc Imp Ovr Comment													
Cost to Cure Ovr			0										
Cost to Cure Ovr Comment													
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value	
SHP4	W/IMPROV AC			L	651	22.00	1988		0		50	7,200	
SHD2	W/LIGHTS ET			L	48	21.00	1988		0		50	500	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value	
Ttl. Gross Liv/Lease Area:					0	0		0					

No Photo On Record

No Photo On Record

Property Location: WHARF RD

MAP ID: 17/ / 20/ /

Bldg Name:

Account #

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Vision ID: 1539

CURRENT OWNER

TOWN OF ROCKPORT

34 BROADWAY

ROCKPORT, MA 01966

Additional Owners:

TOPO.

4 Rolling

UTILITIES

1 All Public

STRT./ROAD

1 Paved

LOCATION

4 Bus. District

CURRENT ASSESSMENT

Description

EXEMPT

EXM LAND

Code

9030

9030

Appraised Value

29,500

1,126,800

Assessed Value

29,500

1,126,800

SUPPLEMENTAL DATA

Other ID: 00017 00000 00020

Sub-Div

Photo

Ward

Prec.

Historic Dis

GIS ID: F_891810_3069434

A

ASSOC PID#

Total

1,156,300

1,156,300

126

ROCKPORT, MA

VISION

RECORD OF OWNERSHIP

TOWN OF ROCKPORT

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2020

2020

Total:

Code

9030

9030

Assessed Value

29,200

802,500

831,700

Yr.

2019

2019

Total:

Code

9030

9030

Assessed Value

27,900

802,500

830,400

Yr.

2018

2018

Total:

Code

9030

9030

Assessed Value

27,900

745,300

773,200

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

Batch

NOTES

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

29,500

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

1,126,800

Special Land Value

0

Total Appraised Parcel Value

1,156,300

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

1,156,300

BUILDING PERMIT RECORD

Permit ID

97

Issue Date

06/09/1997

Type

CM

Description

Commercial

Amount

3,000

Insp. Date

% Comp.

100

Date Comp.

Comments

12X25 HAR

VISIT/ CHANGE HISTORY

Date

06/26/2006

04/27/2000

01/28/1999

01/29/1998

07/21/1987

Type

IS

ID

MM

RD

RD

RD

SS

Cd.

02

00

05

05

00

Purpose/Result

Measure, Card Left

Measur+Listed

Measur/New UC Under C

Measur/New UC Under C

Measur+Listed

LAND LINE VALUATION SECTION

B #

1

1

Use Code

9036

9036

Use Description

Municipal I

Municipal I

Zone

RA

RA0

D

0

Front

Depth

Units

43,560

0.14

SF

AC

Unit Price

5.19

12,500.00

I. Factor

3.9500

1.0000

S.A.

9

0

Acre Disc

1.0000

1.0000

C. Factor

0.90

0.90

ST. Idx

70

Adj.

1.40

0.00

Notes- Adj

WF/TOPO

Special Pricing

S Adj Fact

1.00

1.00

Adj. Unit Price

25.83

11,250.00

Land Value

1,125,200

1,600

Total Card Land Units:

1.14

AC

Parcel Total Land Area:

1.14

AC

Total Land Value:

1,126,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	89		Other Municip				
Model	96		Industrial				
Grade	03		Average				
Stories	1.5						
Occupancy	1						
Exterior Wall 1	06		Board & Batten				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	02		Minimum/Plywd				
Interior Floor 2							
Heating Fuel	01		Coal or Wood				
Heating Type	01		Coal/Wood/None				
AC Type	01		None				
Bldg Use	9036		Municipal I				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	06		CEIL & WALLS				
Rooms/Prtns	02		AVERAGE				
Wall Height	8						
% Comn Wall	0						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	300	300	300	102.57	30,771	
FHS	Half Story, Finished	42	84	42	51.29	4,308	
Ttl. Gross Liv/Lease Area:		342	384	342		35,079	

BAS	18	FHS
		BAS
12		12
	18	7



Property Location: GRANITE PIER

MAP ID: 17/ / 30/ /

Bldg Name:

Vision ID: 1550

Account #

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

CURRENT OWNER

POOLE STANLEY R
FLYNN RYANN C
1 FARM LN

ROCKPORT, MA 01966
Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID: 00017 00000 00030
Sub-Div
Photo
Ward 82
Prec.
Historic Dis
GIS ID: F_891810_3069253

ASSOC PID#

A

CURRENT ASSESSMENT

Description

RES LAND

Code

1320

Appraised Value

119,300

Assessed Value

119,300

Total

119,300

119,300

126
ROCKPORT, MA

VISION

RECORD OF OWNERSHIP

POOLE STANLEY R
POOLE STANLEY R TRS
POOLE STANLEY R TRS
LAKE VIEW REALTY TRUST
FELDMAN MICHAEL L

BK-VOL/PAGE

37272/ 335
37272/ 337
30137/ 454
06732/0140
5861/ 416

SALE DATE

01/14/2019
01/14/2019
01/05/2011
09/02/1980

q/u

U
U
U
U

v/i

I
I
V
V

SALE PRICE

1
1
300,000
1

V.C.

1F
1F
1U
10
0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2020

Code

1320

Assessed Value

113,600

Yr.

2019

Code

1320

Assessed Value

112,300

Yr.

2018

Code

1320

Assessed Value

104,300

Total:

113,600

Total:

112,300

Total:

104,300

EXEMPTIONS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

OTHER ASSESSMENTS

Year

2020

Code

1320

Assessed Value

113,600

Yr.

2019

Code

1320

Assessed Value

112,300

Yr.

2018

Code

1320

Assessed Value

104,300

Total:

113,600

Total:

112,300

Total:

104,300

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing

Batch

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)
Appraised XF (B) Value (Bldg)
Appraised OB (L) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value
Valuation Method:
Adjustment:
Net Total Appraised Parcel Value

0
0
0
119,300
0
119,300
C
0
119,300

BUILDING PERMIT RECORD

Permit ID
Issue Date
Type
Description
Amount
Insp. Date
% Comp.
Date Comp.
Comments

VISIT/ CHANGE HISTORY

Date

08/14/2019
04/27/2006
07/21/1987

Type

IS

ID

WS
RD
SS

Cd.

00
00
00

Purpose/Result

Measur+Listed
Measur+Listed
Measur+Listed

LAND LINE VALUATION SECTION

B #
Use Code
Use Description
Zone
D
Front
Depth
Units
Unit Price
I. Factor
S.A.
Acre Disc
C. Factor
ST. Idx
Adj.
Notes- Adj

Special Pricing

Spec Use
Spec Calc

S Adj Fact

1.00

Adj. Unit Price

10.04

Land Value

119,300

Total Card Land Units:

0.27

AC

Parcel Total Land Area:

0.27

AC

Total Land Value:

119,300

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description				
Model	00		Vacant									
					MIXED USE							
					Code	Description		Percentage				
					1320	Vac Land Und		100				
					COST/MARKET VALUATION							
					Adj. Base Rate:		0.00					
					Replace Cost		0					
					AYB							
					EYB		0					
					Dep Code							
Remodel Rating												
Year Remodeled												
Dep %												
Functional ObsInc												
External ObsInc												
Cost Trend Factor		1										
Condition												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr		0										
Dep Ovr Comment												
Misc Imp Ovr		0										
Misc Imp Ovr Comment												
Cost to Cure Ovr		0										
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
Ttl. Gross Liv/Lease Area:				0		0		0				

No Photo On Record

No Photo On Record

APPENDIX E

Army Corps of Engineers Report Excerpt

Rockport Harbor

Small Navigation Project
Detailed Project Report
and
Environmental Assessment

Rockport Harbor, Old Harbor and Pigeon Cove Rockport, Massachusetts



US Army Corps
of Engineers
New England Division

OCT 1983

BIRMINGHAM

RECOMMENDATION

The Division Engineer recommends that modification of the existing Federal navigation project at Rockport Harbor and development of a new Federal navigation project at Pigeon Cove, Rockport, Massachusetts, be authorized by the Chief of Engineers under the provisions of Section 107 of the River and Harbor Act of 1960, as amended.

My recommendation is made subject to the conditions that local interests will:

(1) Provide a cash contribution of \$39,000 or 4.7 percent of the first cost of construction plus charges for interest during construction currently estimated at \$822,000.

(2) Provide, maintain and operate without cost to the United States, an adequate public landing with provisions for the sale of motor fuel, lubricants and portable water open and available to the use for all on equal terms.

(3) Provide without cost to the United States all necessary lands, easements and rights-of-way required for construction and subsequent maintenance of the project, including suitable dredged material disposal areas with necessary retaining dikes, bulkheads and embankments.

(4) Hold and save the United States free from damages that may result from construction and maintenance of the project.

(5) Accomplish without cost to the United States alterations and relocations as required in sewer, water supply, drainage and other utility facilities.

(6) Provide and maintain mooring facilities as needed for transient and local vessels as well as necessary access roads, parking areas and other needed public use shore facilities open and available to all on equal terms. Only minimum basic facilities and services are required as part of the project. The actual scope or extent of facilities and services provided over and above the required minimum is a matter of local decision. The manner of financing such facilities and services is a local responsibility.

(7) Assume full responsibility for all project costs in excess of the Federal cost limitation of \$2 million.

(8) Establish regulations prohibiting the discharge of untreated sewage, garbage, and other pollutants in the waters of the harbor, use thereof, which regulations shall be in accordance with applicable laws and regulations of Federal, State and local authorities responsible for pollution prevention and control.

(9) Assure that any lobster holding tanks, which draw their fresh seawater from within the harbors to be dredged, will make temporary arrangements to draw their fresh seawater from outside of the breakwaters during the construction period.

In order for the identified local improvements, consisting of dredging and disposal operations, to be conducted simultaneously with the Federal improvements the town of Rockport must first obtain all necessary Federal and state permits required to perform such work.